

A photograph of three young girls running outdoors. The girl in the foreground is a Black girl with a large afro, wearing a pink tank top and smiling broadly. Behind her is a white girl with glasses wearing a pink striped tank top, also smiling. To the right is another white girl wearing a grey t-shirt with a colorful owl graphic. They are running on a grassy field with a large, colorful fabric backdrop in shades of red, yellow, and blue.

Girl Scouts of Western Ohio GSWO Property Planning – Next Steps

Girl Scouts of Western Ohio Board Meeting
January 2014

Girl Scouts of Western Ohio Property Background

- **2008:** Merger - 10 Camps 4 Administrative Ctrs.
Total capacity used – 17.1%
- **2009:** Rested Camp Ladigrau and Greene
Total capacity used – 18.6%
- **2010:** Board Task Group – **Camp Property Criteria
for Decision Making & Values Statement**
- **2011:** Board Property Task Group –
Recommendations – including 3 Tiers



2011 GSWO Board Property Task Group Progress on Recommendations

Camp action based on **three tiers** :

- **Tier 1 & Tier 2 camps** will be maintained and improved, based upon existing maintenance and capital improvement processes
- **Tier 3 camps** will be sold or investigated for other options for ownership, management, or use of camp based on surrounding conditions or restrictions on use/sale of property.

TOTAL PROJECTED REVENUE: \$2,097,224

- Ladigrau \$449,999
- Myeerah \$1,246,725
- Greene (*projected*) \$400,500



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Camp Improvement Task Group

PURPOSE: To develop and implement a plan for camp improvement; task group work will be divided into two phases:

- **Phase I** (February – October 2014)
 - ❖ Camp construction implementation at Camp Woodhaven and Camp Development Planning at other 5 camps
 - ❖ Update Camp /OD Program Values Statement (June)
- **Phase II** (November 2014 – December 2015)
 - ❖ Bring cost estimates to board –November 2014
 - ❖ Camp construction projects implemented at five remaining camps



Increase Consistent Availability of Identified Camp Features

- Shower Houses and “Flushies”
- Electricity / lights; internet access
- Lodges & Specialty Units (Tree Houses, Adirondacks)
- Program Resources:
 - Archery, Pottery Studio and Environmental/ Nature / Crafts Centers
 - High Ropes, Zip Lines, Climbing Walls, and Low Initiatives
 - Canoeing, Pools, and Ponds



Camp Woodhaven Development

- **Grounds Improvements:** Address drainage; improve walking path and parking;
- **Sweetbrier Lodge**
 - Expand & improve “greenhouse glass” hallway
 - Replace roof
 - Improve kitchen and storage area
- **Develop indoor programming area** (from garage) and adjacent OD activity area (behind Duffy)
- **Duffy Lodge:** Replace roof, improve “program storage” (for service units and troops) & bathrooms
- **ESTIMATED COST; \$500,000**



Administrative Centers: **Current State**

- Own four administrative service centers
- Dayton facility has high program usage
- Toledo has an underutilized carriage building on property (used for trainings and troops)
- Toledo's building is also too big with many outdated systems, in a higher crime area
- Cincinnati has an adjacent property purchased in 2009 that has not been fully developed



Administrative Center Review Task Group

- What is the **core purpose and functions** of an administrative service center at a time when:
 - Staff and volunteers **communicate remotely** allowing working (and training, etc.) from anywhere?
 - We are **encouraging staff to be in the community** rather than in the office
- What **services /support** should a service center provide for the **gen X / millennial volunteer**?
- What **infrastructure & capacities** are needed?



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Administrative Center Review Task Group

PURPOSE: To develop and implement a plan to increase the capacity of our administrative facilities to meet the needs of our members – today and in the future. Task group work will be divided into two phases:

- **Phase I (February – October 2014)**
 - For each facility and /or grounds adjacent to facility, recommendation to maintain /improve, sell, or buy/ rent
 - Plan for recommended improvements to administrative centers
- **Phase II (November 2014 – December 2015)**

Implement recommended improvements to administrative service centers to increase capacity to serve our membership



Girl Scouts of Western Ohio

Summary of Board – Next Steps

January 2014 – Authorize **\$500,000** for Woodhaven improvements and future funding of camp plan through camp sale revenue.

March 2014 – Camp Improvement Task Group:
Recommendation for **Updated Camp/Outdoor Program Values Statement**

June 2014 – Administrative Center Review Task Group: Initial **Recommendations for Sale, Purchase or Rental** of sites.

November 2014 – Present **estimates of Phase 2 costs** for Camp Improvement & Administrative Center Review Task Groups



Girl Scouts of Western Ohio

Property Motion

Motion:

We move that the council fund the plan to improve Camp Woodhaven, at an estimated cost of \$500,000 and that funding for this project and future funding of the property plan will come from the proceeds of the sale of the Tier 3 camps.

