

MEMO

Attachment D



Date: June 14, 2013
To: Board of Directors
From: Roni Luckenbill, CEO
Subject: Property Update and Decision Information

Below is a progress summary regarding the status of Camp Ladigrau, Camp Greene and Camp Myeerah. We will be presenting information for decisions by the board, for Camp Ladigrau and Camp Greene.

Camp Ladigrau: The board voted to start marketing Camp Ladigrau in June of 2012, but other property issues have made this sale a lower priority. In April, we shared that we had developed a Request for Proposal and met with six realtors. After careful consideration, we have selected United Country Coffey Realty and Auction, who is recommending an auction format. We have signed an agreement to proceed with marketing the property for a projected July 31, 2013 auction (online and in person bids).

The realty company is recommending an undisclosed minimum sale price of \$300,000. Since decisions about any offers on the property or in the case of an auction, the minimum amount we will accept for the property, are the responsibility of the board, we have written the agreement to say that any highest offer is still subject to approval by the seller. **We are recommending that the board set a minimum acceptable offer.** We will present information to support informed decision-making at the June meeting.

Camp Greene: In April, we shared that we had begun meeting with representatives from the Glen Helen Association. Glen Helen is immediately adjoining the camp property and is also protected by a conservation easement that is similar to the easement at Camp Greene. The Glen Helen Association is interested in investigating options for funding, using a model that is similar to the approach being taken with Camp Myeerah, in which they find funding that would strengthen the conservation protection on the land, perhaps through a land trust, and use that funding to effectively purchase the land from the Girl Scouts.

- The Glen Helen Association has developed an option agreement (Attachment E) that would give them “right of first refusal” to allow them the time to investigate the options and to do any due diligence needed to develop their proposal, while protecting the investment that they would be making through this investigation phase.
- Based on the congruity in their purpose, which includes both conservation and education of youth and adults, **we are recommending that the board accept this proposal.**

Camp Myeerah: This process is moving forward with the Ohio Trust for Public Land, to define the details of the agreement, including finalizing what stays at the camp and what is saved for use or display at another camp.

We have still not received a final decision on the amount that will be paid for the property. As shared at the April board meeting, the Clean Ohio Fund notified us that the state will not apply the funding to the easement area, since they previously provided funding to Appleseed Ridge Council for the protection of this piece of land. It is still our understanding that the final offer will be \$100,000 to \$200,000 less than the previous offer, putting it at \$1.1 million to \$1.2 million, after fees are subtracted.