

Property Committee Q&A – September 26th, 2018

Reservations

Why do the camps read "entire camp unavailable" for the fall, winter, and spring months? It is my understanding that reservations will be accepted on a case by case basis. Can better wording be used on the camp calendar?

Yes, this has been updated and the camp reservation process has been revamped.

I have a Troop of 8 girls and depending on the experience we would like them to have, camping can get pricey. I have heard of other councils offering a great solution. They allow Troops to rent partial sites. For example, troops can rent 2 yurts instead of all 4. This would be such a help and could increase usage at camps. Please consider and start offering this option.

Thank you for the suggestion. This is something under review for future reservation processes.

You stated that Furnace Hills will be closed from September 2 to spring 2019. However, on the website the rental calendar for Furnace Hills is not marked that way and leads the membership to believe that the camp sites will be available throughout the coming year. Please be consistent.

Please revisit the GSHPA website for the consistent and updated closure information regarding Camp Furnace Hills.

GSHPA has posted Camp Archbald as closed November 2018-April 2019. To leaders this appears that we are not allowed to reserve camp online. We have year round buildings that can be used like Lodge, Friendship, Dining Hall and Treetops (BYOW). Leaders are beginning to plan 2018/2019 events. Please open up the winter camping schedule reservations online. If you won't, explain why.

This has been updated and camp is able to be booked during this time.

Can the Camp Archbald calendar for the winter months say - Camp is available - with decisions made on a case by case basis instead of the blanket "not available"?

This has been changed and updated to a new online reservation system, making it easier for members to see if and when camp is available.

What is the status of the houseboats at Camp Archbald? Months ago Ellen stated they were being moved to more shallow water.

Originally this was planned for the Archbald work day in the fall. Unfortunately, this was not a project that was completed, as we are determining the best way to harness these to the land, as well as the best location for future use.

Forestry Management

I am very upset by the pictures I have seen showing the results of timbering at our camps. One of the joys and benefits of coming to camp as a girl and as an adult was time spent reflecting on and appreciating the beauty of the natural world. Girl Scouts are supposed to be good stewards of the land and the environment. The impact of this timbering on the plant life cycles and animal habitats is major and not what I would have expected of this organization. Losing trees will also remove privacy/safety buffers for some of our sites – not to mention how hot the sites will be without shade. This is not the result LRPPPC was led to believe would happen! The previous webinar did not address the timbering concerns of the membership. Why was the offer of payment from the Lancaster Conservancy turned down?

Forestry management plans were put in place from a risk management perspective. This was done with a licensed forester. The most impacted areas were those around living areas, to decrease any potential for loss of life due to a tree or limb falling on a primitive sleeping area, like a platform tent, yurt, or small cabin. At the time the Lancaster Conservancy showed an interest in both Camp Echo Trail and Camp Furnace Hills, neither property was up for sale. Once properties go up for sale, all interested parties will be contacted. Lancaster Conservancy is one such group.

Why were other means than logging and/or selling the vast majority of our camps not discussed with the general membership & concerned others to meet any funding shortfalls?

Forestry management was not completed to meet funding shortfalls. This was done as a result of a risk management plan put in place after a serious storm hit one of our properties. The amount of devastation GSHPA faced as a result of old growth forests not being properly forested, led us to do a selective harvest with a licensed forester.

Is it true that the deforestation of Camp Echo Trail included removing all trees greater than 8 inches in diameter? If not, what were the criteria? If it is true, how do you justify that as being a good steward of the land and following the Leave No Trace policy that has been a central component of the Girl Scout outdoor education and ethics? Also, what is the purpose of the deforestation on land that has already been slated to be sold? Is it just to get more money? If so, how can Girl Scouts, on an ethical level, damage the land before selling it, presumably just to gain more profits?

Camp Echo Trail is not being deforested, it is undergoing an extensive forestry management process that was completed with a licensed forester. GSHPA believes in the value and ethics of Leave No Trace, so much so it employs two Leave No Trace Master Educators. We consider this a core part of our outdoor experience programming and the concepts are taught at Troop Adventure Camp, Troop Adventure Day, and Resident Camp. GSHPA also believes in managing risk and the safety of its girl members. Prior to the current forestry management process, old growth forests had not properly been managed or evaluated. In 2016 and 2017, several storms caused GSHPA to evaluate necessary steps to cut back tree lines and remove trees that had overgrown, hopefully further preventing future storm damage and risk of injury to our girl members.

Utilization/Benchmarks

How is the progress on the goals being shared with the members? We want to be able to see if the camps are meeting the goals or not. It's ridiculous that we are a year into this and it is not being shared.

Benchmark updates have been and will continued to be shared on the website. These are reviewed monthly by the property committee.

Revenue Against Benchmarks

Camp	FY18 Revenue	FY18 Benchmark	Comparison	FY19 Benchmark	FY20 Benchmark	FY21 Benchmark
Archbald	\$10,250	\$8,670	+\$1,580	\$43,000	\$67,125	NA
Happy Valley	\$15,548	\$5,640	+\$9,908	\$28,525	\$43,970	NA
Furnace Hills	\$1,085	NA	NA	\$7,760	\$39,440	\$60,756

Reminder: Benchmarks are based on subsidy rates, as per Board of Directors approved motions.

Camp Archbald & Happy Valley:

FY18: 90%
FY19: 50%
FY20: 20%

Camp Furnace Hills:

FY19: 90%
FY20: 50%
FY21: 20%

(Benchmarks as of 9/10/18)

When will decisions be made concerning programs and site specific needs for Camp Furnace Hills? The Camp has set idle for too long and the delays will ultimately affect the future of the Camp and more importantly the opportunities of the Girls that would have made use of it. Can a timeline for each step of the process be shared?

Camp Furnace Hills is currently undergoing forestry management and program considerations will be made at the conclusion of this process.

Why are you not using Camp Archbald more than you are? What are you doing to maintain it so it doesn't get any worse? How do you expect us to meet the money goal when you close half the units meaning less people can use them!? Are you purposely setting people up to fail?

Several events will be held at Camp Archbald, these include Troop Adventure Camp and Troop Adventure Day. It's important to note that the benchmark revenue is for all properties under review is relative to troop and group rental, not program rental. We would encourage members to continue to use the camp. Lastly, the dollars needed to meet benchmarks were built on rental of those buildings that are open today, giving all camps equal opportunity to meet their revenue goals.

By closing units, how do you expect benchmarks to be made at Camp Archbald for 2019? Has there been any flood or water damage at Camp Archbald?

The benchmarks and operating budget were set based on available beds and units after buildings were closed. There has been no flood or water damage at Archbald.

**Which camps or parcels of camps have been sold and what was the selling price?
Which camps are currently on the market and what is the timeline for any that will be listed in the future?**

To date only one parcel of land has been sold at Camp Archbald. This parcel was 70 acres. Cash received was \$285,180.00; accounting revenue recorded was \$268,234.00. The only other parcel currently on the market is a 50 acre parcel that is under contract.

We have noticed a great improvement in conditions at Camp Archbald since the hiring of a Facilities North maintenance person. Thank you. Will that position needs to be extended through the year, as there is weekly maintenance tasks (such as testing the generators and checking the standpipe), as well as grounds issues such as raking leaves, clearing blowdown and snow plowing?

The facilities positions currently in place are year round employment opportunities.

What is required to turn on water to all of Camp Archbald this year?

This is currently being evaluated through a wastewater management study being conducted.

Friends Groups

Why is GSHPA afraid to meet with members of the SOCA? What are you afraid of them learning?

GSHPA has offered the same opportunities to SOCA as it has with other friends groups. This consists of monthly scheduled calls with three members of SOCA and GSHPA's COO, Property Committee Chair and Board Chair, as well as other members of the Board as necessary. As of today, SOCA remains unresponsive.

Will GSHPA continue to review Camp Archbald if all attendance and income targets are met over the next three years? (In other words, will there be ANOTHER review after this one if SOCA is successful?) Will GSHPA make a good faith promise to work with SOCA first as potential buyers if the decision is made to sell Camp Archbald? Will GSHPA consider the amount of effort SOCA has put into doing programming and reaching out to girls as part of the value SOCA has as potential buyers?

After the three year review of properties, the Property Committee and Board of Directors will determine next steps. Two years remain in the review process for Camp Archbald. The property Committee would certainly consider SOCA as a potential buyer and is open to a conversation regarding this.

Can members write grants with companies for the specific use at Camp Archbald?

Please see the Friends of Fundraising Guidelines established by the Board of Directors and Property Committee.

Outdoor Programming

In utilizing the State Park system for Girl Scout activities, how do you ensure the safety of the girls? How do you ensure the public isn't planning kidnapping a child? No Megan's Law registered people are at the camp.

GSHPA had extensive conversations with the DCNR regarding potential partnerships with the State Park System. Their staff stated that there are over 40 million visitors to Pennsylvania State Parks yearly. Crimes rates on state parks is almost negligible with less than 1% of visitors being impacted by crime. Recently GSUSA's risk management team has stated that due to the remote nature of Girl Scout camps, councils will need to focus on the security of its properties, even suggesting the use of state parks as a resource, regular patrols with armed security guards and notifying Homeland Security of Girl Scout camp locations has been advised.

My question is what are you doing to ensure programming for the Girl Scouts of northeastern PA that has endurance: everything almost seems whimsical or feeding into pop culture. Where are the lessons that teach about perseverance, integrity, character building? I am very disappointed with the lack of substance that is provided by the council. Fluffy program does not build strong leaders.

In 2019, GSHPA will launch year two of its Mobile programming. Through these efforts we will be able to serve every single girl through a program opportunity. Additionally, we continue to offer outdoor experience events and in 2019, they will be offered more locally than they ever have been before. If you are passionate about program, we would encourage you to review our strategic plan located on the website and consider one of the workgroups that focuses on this topic.

What kinds of outdoor programming is being offered in the Northeastern part of the council? What number of girls are attending? What is the current gas lease revenue for the land around Camp Archbald? (current year, as well as total over the past several years) How much money was generated from the sale of the land from Camp Archbald? Will that money go into programming for Camp Archbald or the Northeastern region? Is the council doing any original programming at Camp Archbald? Do those program count toward usage and income figures?

In 2019, GSHPA will launch year two of its Mobile programming. Through these efforts we will be able to serve every single girl through a program opportunity. Additionally, we continue to offer outdoor experience events and in 2019, they will be offered more locally than they ever have been before. If you are passionate about program, we would encourage you to review our strategic plan located on the website and consider one of the workgroups that focuses on this topic. Gas lease royalties are shared in our annual report and published financial statement. In FY17, gas royalties were \$699,820. Program income and gas royalties support the entire operating budget for GSHPA.

What amount is budgeted for replacement archery arrows & targets 2018/2019? They are heavy wear items. Who inspects and maintains the climbing tower & zip line each year for safety?

Archery equipment is not a specific budgetary item in our budget. Program supplies and professional fees however make up approximately \$326,000 of GSHPA's budget. Items like archery are included in this and are evaluated and replaced as needed. All high ropes, low ropes, and climbing tower challenge equipment is annually inspected by an ACCT certified professional.

Where is the representation of the volunteers with outdoor program experience on this committee? For Long Range there was deliberate representation of all areas of the council and those with strong ties to outdoor program.

Members may submit nominations for the Property Committee membership by visiting the delegate governance portion of the GSHPA website. The nominations, as with all Committee nominations, will be reviewed by the Board Development Committee and evaluated based on expertise and interest.

Other

Are there no Girl Scouts on this Property Committee that will determine the future direction of Girl Scout program in Pennsylvania? Two members are described as “former” Girl Scouts – one of which is a GSHPA board member. Aren’t the GSHPA Board members registered Girl Scouts?

All members of the Property Committee are Girl Scout members. In addition, all GSHPA Board members are Girl Scout members.

Which camps or parcels of camps have been sold and what was the selling price? Which camps are currently on the market and what is the timeline for any that will be listed in the future?

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Where is the voice of the girls? Isn’t that who we are here to serve?

Please take the time to review GSHPA’s 2019-2021 Strategic Plan reflecting the voices of the 2700 girl members who participated in GSUSA’s voices count survey. In addition, older girls helped design the plan through the participation in the focus groups throughout the council. Another excellent opportunity for older girls to define the future of our council is by serving in the role of a council delegate.

Why is the LRPPPC committee still listed on the GSHPA website? Our job is done! We have no special input into the current/future action. Girl Scouts is a volunteer driven organization. I hope that the Council remembers that and works in partnership with the members as it moves forward with its plans for the camps and outdoor program. While I appreciate the effort to keep us informed through the quarterly webinars, please allow questions as part of that presentation. We cannot ask ahead of time for clarification of facts we have not yet heard.

New members join GSHPA every day; therefore, to ensure transparency it is critical to have historical information on the website that explores the LRPPPC process. If you happen to receive a question regarding property at GSHPA, please refer the interested individual to the property portion of the website or encourage them to submit their question to the property committee to be answered during an upcoming property town hall.

Why was it a webinar? There was obviously no plan for the participants to get clarification or to give input with regard to the information presented. The script and slides could have been posted as a document for people to read at their convenience.

All questions submitted one week prior to the webinar are answered on the town hall webinar. Any questions submitted via the question log during the webinar are also captured and answered on future town halls.

Clivus's annual maintenance was not done at the end of 2017 and not yet ytd 2018. When is "Roto Rooter" service scheduled this year? What does it cost?

Annual maintenance is conducted on latrines where there is active use on a camp property. Service is scheduled as needed.

What is the status of proposed gas well pad Girl Scout 1? Is the GSHPA gas lease with Cabot a non- surface disturbance lease for all parcels including the one already sold and the one under contract?

GSHPA owns all gas rights to all parcels of land that are currently a part of Camp Archbald. GSHPA also retains the rights to that parcel recent sold and will retain the rights to the parcel that is in the process of being sold. The gas lease relative to subsurface rights. Currently only one gas pad is in operation.

Lakefront property owners on Ely Lake, many of whom get their water supply from the clean, spring-fed waters of Ely Lake itself, have received letters concerning water supply testing to be done in preparation for a new Girl Scout gas well pad to be drilled on the Camp Archbald property (the first surface drilling and pad on GS property to date -- everything else gas related has been subsurface). What is the proposed surface location of the new gas well/pad site? Where do you expect the subsurface lines to run? Could this pad (surface and/or subsurface components) in any way risk contamination of the Ely Lake waters?

GSHPA has not been contacted regarding this. To date, no new gas pads are being drilled. Water contamination is always a risk in areas where gas drilling takes place; however, this can be a result of any gas drilling not just that which happens on Camp Archbald.

What happened to the \$25,000 worth of equipment taken from Camp Archbald commercial kitchen? Was it sold?

Equipment is and continues to be evaluated in terms of the highest and best use. Appliances and programmatic items have shifted across all camps in the last year. These items totaled less than \$10,000.

Who is purchasing the 50 acre parcel at Camp Archbald?

GSHPA is not ready to share this information as the sale has not yet been finalized.

Green technologies would be a great STEM addition to Camp Archbald. Local businesses/college campuses have expertise to lend in the areas of solar energy, windmills, hydroponics, environmental mapping of lake/forest/fauna, sustainable practices, composting, recycling, accessibility. Would the property committee be willing to lead or authorize some partnerships with membership in 2018/2019?

Green technologies is a great suggestion for use at all of our camps. We will certainly keep this in mind as we look forward and discuss this further as a committee.

What was the maintenance bill without Patrick and Rick for 2018 to date?

No staffing dollars for Patrick or Rick are a part of the Camp Archbald operating budget.

What was the propane bill for 2018 to date? What was the electric bill for Camp Archbald for 2018 to date?

Utility bills for Camp Archbald were \$18,179 in 2017 and will be approximately \$20,660 for 2018.

What will happen to the ranger house at Camp Archbald? Will you consider renting it to gain additional revenue? Will it be sold? Torn down?

We are currently evaluating the future of this building and how it will be used.

Can you please give an update regarding the waste water study currently being conducted at Camp Archbald?

This study is currently being conducted and is slated to be finalized in November. Results will be reviewed by the Property Committee and shared on a future townhall.

What wastewater issues/violations have been identified at Camp Archbald? Has DEP issued any Notice of Violations for wastewater at Camp Archbald?

The DEP is actively involved in evaluating the wastewater system at Camp Archbald. GSHPA has taken preventive action to avoid any violations. One such item was closing shower houses. All of the shower houses on this camp drain directly into the ground. Gray water is not permitted to be discharged in this manner. Current efforts are underway to evaluate the wastewater system. Two violations were issued to GSHPA that were in regard to the contracted wastewater operator, who was terminated as a result. Since then a new contracted wastewater operator has been hired.

What are the water quality test results from Camp Archbald 2018? What qualities were tested? Which wells were tested? What is the status of DEP permits at Camp Archbald? Please explain and elaborate. Water was not turned on to half of camp this summer affecting Forest, Mariners, Meadows, Sunnyside, Maples. This impacted usage and severely impacts ability to hit 2019/20 usage targets. What steps are being planned in 2019 to turn on water to all of camp next summer and assist us with success?

The DEP and EPA both mandate specific drinking water regulations. Water is tested monthly. All permits are currently up to date. Certain points in the water system were not turned on this year due to infrastructure issues. Most of the water lines at Camp Archbald run above ground. As a result, frost levels and cold weather predictions impact when water is turned on throughout the camp. Additionally, there are various points where gray water is not collected and put directly back into the ground. Due to DEP regulations, water was not turned on in those particular areas. A full wastewater evaluation is being conducted to better understand these concerns and will be finalized before summer 2019.

What amount of vandalism moneys had to be spent at Camp Archbald this year?

Camp Archbald had two incidents of vandalism where approximately \$1000 was spent to fix doors and windows that had been broken.

What happened to the money people donated to the extraordinary give to be used for Camp Furnace Hills? The beds purchased can't be one of the items because you just replaced the ones that were moved to Small Valley.

Money donated to extraordinary give will be used to rebuild a restroom facility destroyed in the storm from February 2017. The funds are currently held in a temporarily restricted account. Funds will be released as expenses are accrued.

Statements

While I appreciate the effort to keep us informed through the quarterly webinars, please allow questions as part of the presentation. We cannot ask ahead of time for clarification of facts we have not yet heard.

Why did you get rid of the camps? Follow-up: why are you so uncaring about the growing interest in outdoors programs? You are about as useless as the Trump administration in regards to environmental health. Or should I ask about your toxic corporate concepts? The board needs removed, and the CEO needs to go. Never mind all that I guess. I always wanted to be a boy scout anyways.

Since Furnace Hills will be closed again, this should delay the 3 year timeline for data accumulation. It should not start until Spring 2019 or later after there is lead time to reserve sites. I don't think there was a fair opportunity for people to use Furnace Hills May through August 2018 since reservations were not opened until the end of April. Most troops and service units already had their spring/summer plans in place by then. Families could not be left in limbo wondering if the camp would be available. After the April 1st opening did not happen, many folks did not trust that the May 1st opening would really happen. The same thing could happen again next spring.

I was very disappointed to learn about the removal of kitchen equipment from Archbald. It is the camp most accessible for larger volunteer-run events which would plan to feed larger groups of girls. This action is not supportive of the volunteers known to be planning events for girls this summer. Please stop making decisions about the facilities and equipment at camp without first talking with the volunteers that use them.

Thank you for your feedback.