Dwayne Jones, Deputy Scout Executive/Chief Operating Officer greet attendees and generally directs the discussion that ensues:

Turn it over to our council president, Lewis Molini, and he will take us from there.

> Great, thank you, Dwayne. Thanks, everyone. Appreciate everyone joining us this evening. Um, you all should have received an email prior to, uh, tonight's town hall with a, uh, Word document attached, which is the FAQs that we had previously shared as well. So I hope that all of you had a chance to refer to that document, um, and, uh, prior to joining us today. So, the purpose of tonight's town hall is to provide transparency with all of you, share with you what we know at this time, answer any questions, and then listen to your feedback as we evaluate opportunities that could really strengthen scouting for generations to come in the national capital area council. Um, as we, um, note in the FAQ, this has really been brought about, this evaluation has been brought about by some recent legislation that was passed in the state of Virginia, uh, that is called the Faith and Housing Act. And so, it gives religious institutions and nonprofits, immediate buy rights, zoning approval, to construct residential and affordable housing on their property, without having to go through a lengthy and costly zoning rezoning process. So, this is an opportunity that we can then potentially monetize the land for affordable housing, which is something that, you know, we are, again, evaluating and really trying to understand the market conditions, and what this means for the value of Camp Snyder. I want to emphasize, no decisions have been made at this time, right, regarding Camp William B. Snyder. We're in a period of due diligence, stakeholder engagement. Your voices are very important to us, and we are here to listen, and we are gonna continue to listen as we go through this process. Camp Snyder has played a meaningful, meaningful role in the lives of 1000s of scouts and families. We understand that. We recognize the memories, the traditions, and the emotional connection that many of us have to this property. And we approach this inquiry process without understanding and respect. Okay, I know you. Ultimately, we aim to explore how we can best serve our families for generations to come.

So that's the purpose of what we are embarking on, and so with now, I would like to turn it over to Mario Perez, our scout executive and CEO, to talk about in more detail where we're at.

> Thank you, Lewis. I appreciate it, and, uh, again, welcome, everybody. Thank you for taking the time to join us tonight. We hope that after, uh, the hour that we might spend together, uh, you'll feel a little better about where we're going with this and

uh, and hopefully we can answer uh, most of all your questions. Um, want to reiterate the frequently asked questions. Uh, document, because I think a lot of that, a lot of the information is there, but also, uh, want to remind everybody that you can use the the Q and A uh, function so that you can start dropping your questions in there as we sort of work through the process. Uh, Dwayne will be trying to, um, combine questions if they, uh, if they're similar and will facilitate then, uh, for one of the panelists to answer your questions. But, um, again, thank you and welcome for joining us. Um, you know, I'd like to begin by sharing a little bit about what was discussed at the executive board meeting, and, uh, more than the comments, I just want to begin by sharing what I close with during that meeting, and that was very simply, um, I will not, as a CEO, make a recommendation to the executive board unless it is in the best interest of scouting. And that is my commitment to you as well. We were doing this because we believe that it sets up scouting for the long term, and, uh, you have my commitment that, uh, no, no decisions or no recommendations will be made unless I fully believe that, uh, they're gonna make scouting better and stronger, so I'll, I'll kind of stop there on that.

The evaluation of Camp Snyder, as you know, is stemming from a number of reasons. Lewis mentioned some Faith and Housing Act, but also, you may recall, as a part of our last strategic plan, we committed to doing a full evaluation of our properties, and so, Camp Snyder was still on the docket for that, and so we, this is just kind of continuing work for our council and council leaders. So, you know, as we do that, we obviously want to carefully examine, you know, how we can potentially enhance our outdoor programs. Uh, we want to improve our facilities, uh, Camp Snyder's 20 plus years old, and, uh, starting to show its age. But we want to, first and foremost, we want to make sure that we can provide the best possible facilities, a strong program, and hopefully outdoor opportunities for scouts that will keep them engaged in active in scouting. Um, I also want to reiterate a couple of very important facts, um, and that is, you know, Camp Snyder will remain fully operational through at least 2027. So if you have plans to go to camp there, or if you have a reservation for a pack camp out or a troop, a troop event, those are all gonna be fully in effect. We should not see any disruption, certainly, through, you know, the 2027 camping season, but we will certainly keep everybody informed if something changes as we go later into the year, potentially fall or winter, depending on how fast this moves, should the council decide that they want to, or the board decide that they want to move forward with the potential sale. Additionally, no still has been approved. I think we've said that numerous times. I just want to make sure that everybody hears that directly. Uh, the board has not made a vote. They've not decided anything

specifically related to a sale. At this point, it's just an evaluation, and we're just taking in information and trying to figure out what makes the most sense. So, again, tonight is not about announcing anything or arriving at a decision here tonight. It is just really more about sharing information and answering questions that you may have in ensuring that all our members and volunteers, family alumni donors, anybody who decided to join, has the opportunity to be heard and the opportunity to ask questions and hopefully receive an answer from us.

So, um, with that I'll turn it over to Patrick Rooney, who's our council, um, vice president of outdoor ventures.

Thank you, Mario. And one thing I want to begin with is when the board met and discussed this a month ago, it was incredibly encouraging that the vast majority of the discussion, of course, we had to discuss the possibility of a transaction under the parameters that Lewis outlined earlier, but the vast majority of the discussion focused on, well, then what? And how are we gonna make sure that we're delivering a high quality program in a Snyder like environment? Both during the summer and on the weekends, and the board and our entire council, the main goal is to remain firmly focused on delivering that exceptional experience for scouts. We're gonna consider all options. I mean, if we were to see a large amount of capital come in, really, no option would be off the table at that point, in terms of improved facilities, more modern facilities that still have that heritage scouting component, that I know I took a lot of joy out of when I was going through the program as a youth. We could look at STEM centers that are more developed, skilled training experiences, adventure programming, and amenities that would put us towards the top, if not the absolute top, of other scouting programs within a few hours drive of the D.C. area. And I think that's a very encouraging opportunity to look at what scouting is today, and what it will likely be in the coming years, and how we can design programs that, one, provide a great outlet for our existing youth, but two, bring in youth that are currently not in the program, and try to help grow it in the coming years. And I just want to say camping remains at the heart of scouting. It will never not be a priority in our council. And so this evaluation, I need to make very clear, is not about moving away from outdoor experiences. about understanding how we can best position our camps and our council to serve that future generation of scouts.

And with that, I'll turn it over to Mark Longworth, our council commissioner.

Yeah, thank you. Um, so, uh, I didn't get the memo on preparing a remark, so, um, apologies if I go off script, but the, um, uh, the net net to me is, is that, uh, this, this change in laws open up a finance opportunity for us to do a, um, uh, a consideration

of trading, uh, one property that, uh, is now, uh, potentially work much more than it was, based upon the change in the law for one or multiple properties, which would give us a better chance to better serve the programs within the council. As Pat said, as Lewis said, as Mario said, the program in scouting lives on the outdoors. It's the palette in which we run the programs. And achieve achieve role of the council is providing those camping facilities and camping opportunities for its sports members. The question that's gonna be facing the board, once these proposals firm up, is gonna be, what's the best way in which this council can provide those services and provide those resources. And what I don't want to do is make this all about, uh, any sort of, um, uh, reverent ground of one place versus the other. I have spent the last four summers at Snyder, doing NYLT, doing wood badge. Um, I've witnessed all of the, uh, the fantastic cub programs we have there. I've done weekend camping with my troup. The convenience and location of it is hard to replace the facilities, not so much, but the study that Patton's team previously did outlining the requirements that we have for programs across the entirety of NCAC, did point out that between Goshen and Snyder and, um, Catoctin, we leave some gaps. Those gaps will be something we'd have to fundraise for, and there's potential sale is one in which we may be able to accelerate the providing of those resources that we wouldn't have otherwise been able to do. And so, my ask is, uh, trust us on the fact that we are looking towards providing the camping up duty. We're not trying to get into the property management business. We trying to get out of the property management business, and we're trying to get back into the, how do we best provide, uh, the, um, uh, resources that, uh, the troops, packs, cruise, and ships in the area need to, uh, to do their outdoor program.

Dwayne?

Thank you. Thank you all for your opening comments. We will now take questions and again encourage everyone on the call to use the Q and A platform in order to ask any questions you may have.

Q: First question to the panel is, uh, land and space is at a premium. Are there other actual spaces that NCAC has in mind to purchase if a sale of Camp Snyder were up to occur?

A: I'll [?] go ahead, address, address that one. Dwayne, thank you. So, the answer is yes. Uh, we are running a land search process in parallel with the evaluation and due diligence on Camp Snyder. So understanding what land sites are available, the cost, the program that would go on these new sites, the cost of building that out. We were doing a fully full comprehensive analysis of not just one piece of the puzzle, but really the entirety of it,

which would be, uh, creating, um, you know, the the new camping program at an alternate location, so we could really understand, again, the the full financial aspect. Okay, thank you.

Q: Next question, do, is there already, uh, do you already have offers on the table for, uh, that you're considering for Camp Snyder?

A: Uh, I can go ahead and take that one as well. The answer is yes. Uh, we have been, we have engaged, uh, the market. We want to understand, again, as part of this process, what is the real market value, not just an estimate, based off research and other comparables. So we have engaged the market. We're in the process of receiving those proposals now and vetting them. Um, and, uh, so that is as far as we are, uh, in that in that part of the process. But there are interested, uh, interested parties and, uh, incredible offers.

Q: As a follow-up to that, the next question is how much of the property would be sold?

A: Uh, that is still to be determined. There's a number of different scenarios. that are being evaluated around how much of that, how much of the property would and or could be sold. So that is still something that's being evaluated as part of this process. And as we review these proposals from the various parties as well. Thank you.

Q: And the next question being posed is, how is NCAC measuring the negative impact to the local community slash neighborhood outside of scouting members?

A: Bruce, can I [Mario Perez] can I jump in on that? I think, yeah, I think, go ahead. Yeah, thank you. Um, I was sort of skimming over the question, questions and answers, and there's a number of them that are around, you know, I'm just paraphrasing, but if Camp Sander were sold, how would we replace it, basically? And then I saw 2 or 3 questions about, uh, or concerns about whether we are, um, you know, keeping in mind how selling campsite impacts the region or the neighborhood. And so, uh, one thing that hasn't been said, uh, directly is, um, we, we are not considering this is not a site that's being considered for data centers. Um, so I think that's that's a concern of a lot of neighbors or people that are in in that area. So I just want to be very clear that none of the, none of the offers and nobody that we're talking to include data center developers. Um, so to the extent that we can control, uh, who the potential buyer is, um, I just wanted to make it clear that, that it, that it's not any data center, uh, developers. Um, and then secondly, um, you know, there are several comments in there related to, or referencing the Q or the frequently asked questions document. Um, and and statements or questions about around, what do we mean by strengthening uh, scouting or strength and strengthening in the program? Um, I, I, I can go so far as to say that, you know, number one, if, if Camp Snyder were to be sold, it

would absolutely be replaced, um, and, and we've looked at some parcels of land that are, there's some, there's some land in Prince William. There's some land in Fauquier counties and some land in Loudon County. Um, that would be potential replacement options. Uh, none of those are obviously confirmed, but but we're looking to stay as close as we can, uh, to sort of the the population mass, because we understand that one of the reasons, or one of the reasons a lot of people like Snyder is because of the proximity. So, we would try to keep it as close as we can to population base, but believe that we can, you know, sit get it for, you know, maybe cents on the dollar compared to what Snyder cost. And so I think that's a relevant point. The 2nd thing is, um, you know, should we, um, you know, should we sell Camp Snyder? It also opens up opportunities for us to have more than one facility. And so maybe, and so maybe there's a Camp Snyder in Virginia. Maybe there's something in Maryland, maybe there's something somewhere else. And so it really would would give the council the opportunity to serve more families and and put and strengthen scouting in more places around our council, not just in northern Virginia. So I'll maybe pause there because I don't want anybody to start making assumptions or to say that I said this or said that. Just want everybody to know that we're thinking beyond just what Camp Snyder looks like right now and how it could impact a larger part of our council, not just the northern Virginia part. So, or mostly the Northern Virginia airport.

Thank you, Mario.

Q: Yeah, you asked, you answered quite a bit of the next question, but I'll pose it just because there is some follow up. What are your criteria? What is your criteria going to be in making an informed decision, and who will make that decision? Is it just the board? Lewis, you can or I can? Go for it, Mario.

A: Okay, thank you. Um, yes, ultimately, uh, the council's executive board is our governing body. Um, I serve as a CEO, but I serve at the discretion of the board, and so my job is to, um, bring a recommendation or to bring information to them so that they can make an educated decision. And ultimately, the council's executive board, through Lewis's leadership, will have the ultimate, I guess, make the ultimate decision on that. Yeah, I can thank you. I can add some to that. The, um, uh, what's going on right now, uh, this originally was brought up as, as a, uh, a reaction to this, uh, new law, um, being passed. We had a standing committee, or committee, looking at the camp of the future. We had a standing committee looking at the real estate options. I think some of the questions, you know, mentioned previous considerations of selling the Marriott Service Center, uh, as well as other properties. These are ongoing decisions that face the executive board. And so, when this opportunity rose, we combined the camping and the real estate team, and that

team is the one that's moving forward, looking at all the options, and, uh, we'll make a recommendation from those options to the executive board for decision.

Mario, can I add an additional detail? Please? One thing that I think it's important, I think Mario put it well, of course, any transaction would need to be approved by the executive board, but as Mark alluded to, with what will come in terms of the replacement for Snyder, uh, will be a very collaborative effort, and I think tonight's town hall is the first step in a multi month to years long process in terms of developing a replacement for Camp Snyder. Many of you on this call tonight probably participated in the outdoor programs 2025 initiative that provided a lot of good information about what individual scouts and families want to see our council provide in terms of programming. That's a great baseline, but, of course, things change a lot. And even though that data is only two years old, we'll want to get more data on that. It will be a collaborative approach in terms of what will be developed as a replacement for Snyder, if necessary. And so, I don't want to oversimplify and say, yes, the board will make a decision, but in terms of the future of our council, every scout family will have the opportunity to provide input on that. Thanks for adding that. Thank you for that. The next question is, what is the council's financial stability? It has only been a few years since an activity fee on every scout was implemented. It seems like that should have been impactful if finances were weak. I suppose I can, I could attempt to answer that as well. Um, I, I want to make it very clear. We're not we are not doing this because the council is in financial distress. Um, this is this is purely an opportunity to explore, uh, a council asset that again, um, if sold, if transacted, could could be, could create **generational wealth** for this council. And so this is not about the council being in financial distress, or anything to do with, uh, with, uh, participation fees or fundraising. Um, it just truly is about an opportunity that could really, uh, place this council in a financial position, uh, for for many, many generations to come, uh, in a significantly different position. Um, I might also add, just for whatever it's worth, um, you know, when we, when we started having some conversations, and this is side of conversation, so nothing formal to it, but, you know, one of the things that I've, that I've suggested to people is that, you know, potentially, uh, with the sale of, of, of Camp Snyder, um, you know, there would be enough endowment dollars that could be generated from this, that we could potentially consider, uh, you know, pulling back, part of the participation fee, or maybe even just not having a participation fee. Um, when we're talking about the type of dollars that we're talking about, those are the kind of changes that could potentially come our way. Uh, should we decide to do that? So, I want to, I want to stay for the record that I am not, that I'm not stating that we're going to do that, but just rather sharing that I, uh, at some point, uh, maybe made a suggestion similar to that. because those are the kind of dollars

that we're talking about. And so potentially, um, you know, could have direct impact on all families, uh, not just those that make use of the facilities.

Q: Thank you, Mario. The next question is, why is NCAC focusing solely on camping experience and not looking at the impacts on the community?

A: Yeah. I'll, um, address that one. I think, you know, we are, um, going to be working with and as with our engineering firm as well as a potential buyer to come up with a very thoughtful, um, design for what could happen on the site. There's a lot of, what I won't say, leeway in the law, but there's some **very generous zoning densities** that the law allows by right, and we are committed to working with the county, with the neighbors, with our, you know, our teams to make sure we are coming up with a very thoughtful design that minimizes the impact on the community, focuses on sustainability. retains proper setbacks, environmentals, the easements remain in place, the conservation easements. So, we are we are committed, and the good news is we control the design through site plan approval, right? We will maintain control of it. And so we're able to then make sure that that is all done at appropriate scale and size. And the other aspect of this is this is very good for the community. We are going to be creating a number of affordable housing units for a community that has a shortage of housing and has a shortage of affordable housing. So ultimately, the law and the purpose of the law, um, it's, it's, it's doing good for the community by providing that affordable housing for communities that that need it.

Q: Okay. The next question, um, is what are all the different options? Some of this, Louis, you addressed in your previous comments, but I'll ask this question because there's more to it. What are all the different options this law enables? Is there a partial sale, redevelopment of Snyder on the table, or is it all or nothing?

A: Yeah, partial is on the table is part of the evaluation. That is going to be one of the scenarios that we, uh, we evaluate. In addition to, uh, you know, a complete sale. And we are, uh, as part of the evaluations, similar to the process of going through what would a camp look like at an alternate location? What's the cost of building that camp? We need to understand if we were to retain a portion of Snyder and move the camp and consolidate to a portion of Snyder. What's the impact? What's the cost? What's the experience? Are we going to be able to do the type of program that we would want to do there? Um, there's an opportunity that we could, um, get comparable acreage for a much lower cost. Uh, you know, at an alternate location, so that rather than taking a small piece of Snyder and keeping camping there, we could go find a site that's comparable to the size of what we are using today at Snyder, which is not the full amount. Um, and and have a much better

experience uh, at a larger camp than again, as Mario mentioned, we could acquire and build for a fraction of the price. of, uh, of what we could potentially be selling Snyder for.

Q: Lewis, as a follow up to that, I think it would be helpful. I sense that there were probably some questions looking at the chat about why we would be able to replace Snyder for a fraction of the cost with comparable land.

A: So I think it would probably be worth detailing a little bit on why Snyder is so unique in the council, given the parameters of the Faith and Housing Act. Yeah, absolutely. So, the, as I mentioned, the law gives us what is called by right zoning, which gives us approval to, um, build, um, residences on the property at up to or at a minimum approval of 20 housing units per acre. So that is, think of it just, just think of it in town homes, right? You can put 20 townhomes on an acre of land of Camp Snyder as the way this law is written. As I mentioned, we don't intend to do that. We don't believe that's right for the community. We don't believe that's right, the right impact, but that is what the law allows us to do. The current zoning, without the law in place, only allows us to put one townhouse on 10 acres. So think about the difference in value of being able to say, I need 10 acres for one townhouse versus I could put 20 townhouses on one acre, right? So there's a significant delta in, in, um, in the density that you can put there, which ultimately, uh, It directly impacts the value and what people would pay for that single acre for all the acreage. So for our purposes, though, to find another campsite, we just need to go find land that has that lower density, that's zoned agriculture. Right? We're even potentially gonna talk to folks about how can we get a portion of a conservation easement, where we could do, leave no trace camping, and have an adjacent parcel, where we build the campsite. So we believe there's a number of opportunities for us to find land that is zoned agriculture or zoned otherwise that's at a similar price point. Um, that we could then, um, again, acquire and build for a significantly less amount than what the proceeds would pay for Snyder, with this new law. I think it's also important to note, and I don't think we've hit on it yet. This law has a, uh, has a finite window. Um, the law, sunsets, uh, in 4 years. And so we have a, a, um, a time frame that we have to act within. And so that's why sort of the why now. This isn't something that, you know, will live on forever and we could come back to it in 20 years. If this law doesn't get extended in 4 years, the value of Snyder goes back to what it was before the law was enacted, and we've missed the opportunity, and, and, you know, again, you're back to a fraction of what the value is. So hopefully that helps clarify that. Uh, Lewis, may I get made, another sort of data point so that people have some context? Um, I don't know if anybody knows what size of Camp Snyder is, but it's a little over 200, a little over 200 acres. But about a 3rd of it is is under conservation easements. And so when we talk about replacing Camp Snyder, if we wanted the same amount of acreage, we'd be looking for, say,

150 or so acres, and that would replace the total land that is available or developable now. So just want to share that as context. Um, I certainly don't have that type of context. I'm not in the in the land business, but, um, just so everybody knows when we talk about, you know, replacing 100, 200, 300 acres, that way you have a little bit of context. I could try to just bring this back to program for a second. You know, I think it's important to remember, and I, let me just say, I think this is obviously gonna be an emotional decision. Um, I worked at Camp Snyder in 2006, the 1st summer that it was open for summer camp program. Um, and, of course, I don't volunteer in this council now so that we can see us make a return on our assets. That is never the goal in terms of what we're doing. However, we, as an organization, have a fiduciary responsibility to evaluate all options available to us under the law, and look to see how we can use funds derived to deliver an excellent program for scouts. And if we can take a large portion of this money into what was mentioned earlier, one, reduce or eliminate a participation fee, that eliminates a huge barrier to entry, in terms of people joining our program, in a very tough economic time, further. If we could look at designing facilities as a Snyder replacement, and as Mario said, possibly more than one, maybe even a facility in Maryland, uh, in addition to it so that we can serve our other major population center, If we could focus on STEM programming, skill trade experiences, I mean, many of you, I'm sure, have been to the woodworking shop. It's Snyder. What if we had 10 things like that, in terms of varied programs that are available to scouts, think about the value that that would be for a scout to go by for the day or for a week long program at Snyder. It's some immeasurable value. And one thing that we haven't discussed is the ability for a new Snyder to be a host for multiple training sites, like NYLT and other adult trainings that we do, while the Hilton Center was designed as a training center, we can do better. We can look at a space that has windows in it. We can look at a space that has better accommodations and cabins for staff to stay out when they're working there that, uh, during that weekend, or that week. These are all things that are on the table, if we would see the cash infusion that we're talking about here. So it's not about just making money. The goal here is to deliver a better program across the board. Okay, thank you.

Q: Um, the next question, there's been several questions grouped around the funding that might occur from a potential sale. So this question is, if a sale were to occur, what percentage of the funds would be retained within NCAC versus being sent upstream to national?

I can address that. Um, uh, Camp Snyder uh, belongs to National Capitol A Council. And as such, um, the entirety of, of, of the, uh, of the sale amount would, would be retained. Uh, within with National Capitol A Council. So not a penny would be sent anywhere else. Thank you. I appreciate that. Uh, there's been a, several questions in the chat surrounding uh,

NYLT. Uh, and and where would other programming happen in the interim between a sale? And so this question is 2 part, uh, Camp Snyder took a decade to develop uh, and a degree of maturity. And facilities like Michael's workshop would be where, how would they be sustained if Camp Snyder were to be lost or sold? And the 2nd part of that is where would NYLTs go? Where would the trainings happen? And uh, how would troops be able to use the facility until there's a new space?

A: Patrick, why you don't take a crack, you want me to jump in? I'm sorry, could you jump in for one second? I was looking at other questions to make sure we address things. Apologies.

Yeah, absolutely, no problem. So, again, I think we've, I think we've stated, but I'll reiterate, um, and maybe I'll add an added element to this because I saw a question in there, uh, related to, uh, Cubs got resident camps and how that would be impacted, uh, by this. Um, I I think Camp Snyder, as we know it today, is mostly what I would describe as a weekend use type of facility. It's more of a, it's more of a, of a place where we have training, for adults, training for youth, uh, weekend type campouts for a Cubs cup pack or a troop. Um, it's, it's really more, more of a, again, weekend, weekend activity type of a, type of a facility versus a resident camp type of facility, which I would use to describe, which is what I would use to describe, uh, Goshen Scout reservation. So I think the idea is that if or when, uh, this were to happen, we would we would be looking to develop and to build facilities that would be the same for the same purpose. We can type activities. Okay. Um, you know, whether it's, again, a pack camp out or a NYLT course or the next thing. Uh, we just had a, which had a fall festival out there with over a 1000 kids. Uh this weekend. That's the type of use that we would see going forward for whatever type of facilities we use. So I don't want to imply that we could never have resident camping type of programs at A or at multiple facilities, but I just want I just want to share that, at least from our perspective, what we view, or how we view Camp Snyder, Camp Snyder's use, is more of a weekend, an adult leader, and you've training type of facilities versus a resident camping type of facility. Um, I'll also add, uh, we've had a lot of discussion, and Patrick uh, said something earlier that I want to footstomp, and that is when this, when this uh, matter was brought to the executive board, two thirds of the time was spent talking about how we would replace Camp Snyder, and what type of programming improvements would we be bringing? And we've had discussions around, uh, how we could, uh, further, uh, implement, uh, more STEM type of uh, programming, uh, whether it's robotics or, you know, things like that, on a higher scale. And we've also talked about how we can incorporate more trade skills type of programming into these facilities. And so, uh, we have some renderings made. We've not shared those with anybody because they were very, very rough and just conceptual. But

we have been given a lot of thought too. It's limited to scouting. What type of increased programming would be able to provide at these facilities, if and when, or should we? They don't have to be vegetable. Oh, recently. Apparently, you made... Or if I can just add one detail. I know when we're talking about the programs that we could offer in the future, we're speaking in general terms, rather than saying there will be these following campsites, and there will be these exact programs offered. I think it's really too premature to say that. As I mentioned earlier, we want feedback from people. And it would, we want to know, like, what would be a selling point to have your unit go to Snyder for the weekend? What would be a selling point in terms of the value to your unit for that, in terms of recruiting scouts, or serving the needs of the scouts you have presently? So, more to come on this, and look forward to the further conversations, and learning more from people what they want to see as we develop this opportunity.

Q: Thank you. Gentlemen, there are a large number of questions surrounding timeline for decisions, uh, and requirements for alternative sites and criteria. I know we've addressed some of that, but potentially, let's have Lewis speak to the timeline.

Sure, thank you. So, the immediate timeline is, we are working diligently to complete the due diligence phase on, uh, this potential sale. That, and our goal there is to wrap that up this year and to be in a place where we can move ahead with the necessary. Again, if we were to move ahead. with the necessary engineering drawings, in order to get those filed in the 1st half of next year. And that those, it does take a long time for that to happen. All I can see is, we want to get through, we would want to get through that process in the 1st half of next year. And again, until we actually close, you know, nothing is final until there's actually a closing. So engineering drawings will be approved, then we would need to go to closing. So there's still a number of steps, and there's still a number of off ramps, if you will, if this doesn't move forward, or if we decide not to move forward. At the, you know, at the very last minute, if you will. So, uh, but the timeline is immediate, as I mentioned, there is a, there's a specific window here that we need to act within, and, you know, that's what we want to make sure is we don't, we don't miss that window. The part of the discussion, as I mentioned, is not with the potential buyers, is not just how much of the land they would want to buy versus can we retain some from camping, but also the phasing of our potential move out of the camp, if you will. Can we stay and use a portion of the land on an interim basis? While we go build a new camp, right? So we are working through, uh, a look, a transition plan could look like to minimize any downtime to our program. Um, and, you know, our our goal is to find a site that can be, um, closed on quickly. If we, again, if we were to move ahead, find a site that we could move quickly with, that has the appropriate zoning, that has everything that we can build quickly and be operational within the same

time frame so that we can, again, minimize any downtime that may happen during the transition. We would hope that we would potend it could, again, potentially, do we have an impact to potentially 2028, maybe, not all year, but there could be a portion where, again, there's gonna be a changeover, but will work to find alternate locations, for programming, and everything to make sure that we are still able to provide, even in the interim, as much programming.

Q:Can I answer any quick questions? Thank you. The next grouping of questions were centered around, requirements for alternative sites, uh, and what that would, uh, mean for the future of camp.

So I will ask our council commissioner, Mark Longworth, to take that one.

A: Yeah, um, so Patrick could mention, uh, and talk to this to a degree. Uh, I mentioned the, uh, the previous study that was done, uh, and as Patrick said, there was a two year old studies, we're trying to, uh, update that. Um, but, uh, I think we may have missed the, uh, buried the lead on this one. Um, the only reason this is being considered is that because we believe we can replace the camping experience at Camp Snyder someplace else, if this was, if the ability to replace Camp Snyder, it was not, on the table. solution. The sale would not even be considered. Um, uh, for, like I said at the beginning, we are not, you know, we're not realtors, we're not in the, uh... We're getting money. We not a for profit organization. We don't exist to build up an endowment. We exist to, uh, deliver the programs of counting America to the 27,000 youth, uh, in the in the mental [National Capital Area Council] area. And so, um, the base requirements for replacing Snyder would be replacing Snyder. As Mario talked about, we know what the primary use of that is, we know it's used for weekend camping. You know, it's used accessively by the and relied upon by the... the packs, especially in the northern Virginia area, that can conveniently go there for... a blue approved facility for, you know, family camping. We know it's used for day programs during the summer for Cubs. We know it's used for training. We know it's used in the winter for cabin camping and winter camping, as well as units, training, at the iOS, and, uh, IOLT, um, uh, and IOLC, uh, levels, as well as NYLT and Wood Badge. And so all of those existing old features of Camp Snyder are the sort of table stakes for replacing it. And then, uh, Patrick's talk about what additional, you know, options we have would be, uh, the add on, so that consideration. We know that other councils are improving their camp attendance by offering more diverse and more forward leaning skills training, such as, you know, STEM and trade skills. So that's in consideration. So, um, what I want to make clear is, is that this is not, you know, can we, can we, uh, sell Camp Snyder and create a huge endowment for NCAC? This is, Can we sell Camp Snyder, create an endowment for NCAC with the

replacement of Camp Snyder, and possibly bringing camping to more of our Western council members, so...

Q: Thank you, Mark. I appreciate it. Uh, the next grouping of questions was centered around public relations, challenges, uh, specifically, there was a few questions about whether or not what control would we have over a secondhand sale, um, to facilitate the building of data centers. I know we addressed that at the top of the hour, but is there anyone on the panel that would like to maybe specifically interest that question?

No. Mario, sorry, I mean, would apply for you to reiterate the data center point. Sure. Yeah. Yeah, exists. Go ahead, Mario. Go ahead, Lewis.

A: No, I was just gonna say, I mean, this law only provides for by right zoning, for residential, with 60% of the units designated as affordable. Right? That is what the law states. That is what, um, the site plan would approve, and once the site plan is approved, that locks in what can be put on that site. Oh, it does not. So, it doesn't allow for on the other opportunities for other, call it. secondhand. development of the site. That's what we would be selling it for now. In theory, if somebody bought it and they wanted to use it for some other purpose, they could go through the process of rezoning. Yes. But that would be, that's somebody else's. I mean, we can't control what somebody does with the 10 or 20 years from now. Um, we would be selling it under the auspices of this becoming residential land. But once somebody owns it, they can do whatever they want with it. They would have to follow the process that anybody else would have to follow. And if they wanted to build the data center there, they'd still have to go through the county and get a rezoned for data center usage. I mean it's just... There you go. That is, I would say, completely out of our control. The only thing we control, we can control is who we sell it to today. And what purpose they are telling us they're going to use it for, but once it's their land, they can do what they whatever they want. Here. Thank you. There you go.

Yeah, I can... I can add to that... We have, um... We have community leaders in Prince, uh, being on board, uh, those community leaders are involved in this discussion. Um, as, uh, it may surprise people that there are constituencies that want to see low income housing brought to, uh, to Prince William. And so, um... Not that we're, uh, specifically hiring lobbyist or any sort of, uh, you know, direct PR efforts, but, um, uh, there is a constituency that wants to see this, you know, regardless of what any benefit there is.

No, I just want to take it. We'll be working with those teams, so... Thank you, Mark.

Q: Uh, there was a group of questions around transparency. Again, topic that we covered closer towards the beginning of the hour, but I will ask it, uh, for the sake of this

conversation. Will NCAC commit to publishing the findings of his strategic evaluation, including the financial assumptions and potential reinvestment scenarios before making a decision?

A: Um, I can take a crack at that, and Lewis, I'd ask that you expand on that a little bit. To the extent that we can make certain information public, we will do that. But we also have to understand that we're dealing... mean, we're trying to, uh, we're trying to negotiate a transaction here, and and putting all the information out to the public is just doesn't put us in a good position. And so if we're trying to maximize the value of the property, there are certain things that we can't share. That's why we haven't talked about who we're engaging with. We haven't talked about a sales amount. We haven't talked about any of those details, because, again, we're still in the process of evaluating, and if we just sort of cast all the information to the wind, then we pretty much are playing our hand, and then it puts us at a disadvantage. So I would maybe pause there and ask Lewis if you have any additional thoughts related to that. You know, I think you're spot on Mario. There's, uh, certainly information we can and will provide, uh, but we don't want to certainly jeopardize, um, jeopardize our our negotiations. And then, you know, there's a part of the process that, uh, again, once, uh, if we do move forward, there's, um, again, you know, site planning documents and things like that that we could we could share. And then certainly as we move ahead, we will be working to make sure that we're engaging with you all on input for new program at new sites and things along those lines. So be very transparent there as well. Thank you.

Q: Um, Dwayne, can I can I address? There's a question. Are there somebody, uh, pose a question or made a statement on the chat that I want to make sure we address? Um... The question reads, to say that land's available in Prince William County, for pennies on the dollar is very dishonest.

A: Can we disclose where this is? This should not be a secret, if the land is for sale. Maybe finish to the dollar was a slight exaggeration, but it's certainly 10 to one. Um, the, the kind of money that we're talking about for, for the sale of Snyder is dwarfs, um, other options that we've identified in, in Fauquier County. And so, you know, I don't have any reason to be dishonest with you. I'm sharing with you the information that I have and the information that's been provided to us. If you want to go, uh, go fact check, I suppose you can do that, but, uh, you know, we, we are providing to you again as, as, as openly as, and transparently as we can, uh, the information that we have, again, without playing our hand and telling the world, uh, what we're dealing with here. But, uh... I want to make sure... I want to make sure I address that, um, because there should not be a question about whether anybody on

this call or the executive board is being dishonest with, uh, with their stakeholders. They're addressing you now.

Thank you for addressing that, Mario, and just one additional detail as to why that works is, from a legislative and statute standpoint, to qualify under the Faith and Housing Act, a qualifying nonprofit would have had to own the land for at least five years. Right? So there aren't that many tracts of land that meet that designation. If we're buying from a third party that is not a nonprofit, the value of that land is gonna be much, much lower than that of Snyder, because of the by right zoning that Lewis addressed earlier. So it is incredibly honest to say that we would be able to replace Camp Snyder for a fraction of what we would be able to derive from the asset sale. Thank you, Patrick Brady. Exactly. Uh, one, let me make one comment.

We are at, um, just under 10 minutes before the top of the hour, so we'll take a few more questions and then we'll have some closing comments from the panel.

Q: Uh, the question that I will pose next is about the risk of the sale. Um, the one specifically here, despite the assertions that no decision has been made, it sounds like the council's preferred outcome is a sale. Are there no negative impacts even temporary that would affect the outdoor program? Can we all speak to those? I'd be happy to start, but, uh, would ask that others, uh, jump in as well. A:

Um, look, anytime you're talking about moving, it doesn't matter if you're moving on camp or if you're moving, uh, a household, there's going to be disruption. So I think, I think it would be unfair for us to say that there will be no disruption. But as Lewis mentioned earlier, we are proactively looking at how we can minimize the disruption. We've had conversations with potential buyers, about transition plans, and other things like that. One of the potential buyers has offered to provide some support in the way of development, a new property. And so, you know, we're being very mindful of how this could potentially impact, you know, scouting operations. There's so many of our programs that happen at Camp Snyder, a lot of them have been mentioned, NYT, wood badge, and others. We recognize that this could be a distraction and a disruption program, but we were being very mindful of that. Um, you know, if, if, uh, if one of those potential buyers, you know, offers to, uh, to help us build some or part of the new, the new property, well, that will create less disruption, because they'll know that, that, that we need to move out before we can move in. And so, I think all those things are being, sort of, considered and being thought through as we move through this. So, it's gonna be a... Lewis or others, you care to add to that? Residential community. No, I think you said it right, Mario. potentially, again, there's disruption, but we will do everything we can to minimize any impacts.

Q: Uh, there have been a couple of questions, uh, surrounding any conflict of interest. Or, um, things of that nature, uh, I would ask if the panel would would speak to, uh, any potential conflicts of interest.

A: Yeah, I saw a... Well, there's a specific question in there about myself and my firm, uh, being in the real estate industry, and I can say that, you know, myself, my firm, not involved in any way, shape, or form, uh, with this, uh, with this process, with any potential aspect of of the process, whether it's the disposition or the acquisition or the build, uh, of any aspect of it. Thank you. The last grouping of questions that we'll cover tonight, there were some questions about why a nonprofit would need to amass generational wealth. It keeps getting mentioned, and so they are asking specifically... What is the price the council is looking at in receiving for the sale? Um, I can, uh, I can't, again, I can't address, uh, the financials, uh, but what I will say is that, um... running this council, um, and continuing to maintain all of the assets that the council owns. But it said it wasn't financial. Camps, equipment, et cetera. As you all know, we just invested in Goshen. We want to continue to invest in Goshen. Upkeep is very expensive, and we need a endowment that will be able to help us do that for generations to come. And, you know, that's our goal. What, uh, you know, we want to make sure that, uh, we're setting this, this council up for continued success and continued health financially. But also, you know, as we've said multiple times over, to be able to upgrade our facilities and provide best in class programming, uh, for our youth. Thank you. I'll just ask one final follow up to that, and that question is, will any of the proceeds be used to invest in Goshen Scout reservation? I might just echo a little bit of what Lewis said. Many of you know, we just invested $1 million over the last 12 months of the year or the last 12 months. Um, invested a $1000000 in Goshen. And if I, if you ask me for, for, for a guest estimate on how much more we'd need to spend, I can tell you that we can multiply that at least times 10, uh, before we could get to, to a place where Goshen would be where it needs to be. Um, notwithstanding, what I mentioned earlier related to Snyder, Snyder is now 25 years old, and, uh, we're, I'm sorry, 21 years old, and, uh, and it's starting to show its wear. Next time you're out at Camp Snyder I encourage you to look at the roof of the dining hall, and you will see that there's a need to replace that roof very soon. And there are a lot of things, like the pool and other areas, where there is significant deferred maintenance, that is gonna, at some point, catch up to us. While the council is in good financial health, from an operations perspective, we don't have a large endowment, like a lot of other nonprofits do. And endowments are, for those that don't know, it's pretty much like rainy day funds. Something happens, you have the ability to go and fix something or replace something if that is needed. Um, Marriott Service Center has, um, air conditioning units that are literally on their last leg. At least half the summer, we ran with only one cooling unit. Um, and, and I suspect that will be, it won't be long before that goes

out, and for those of you that are, that are at least somewhat familiar with those, with those type of expenses, I mean, you're not talking about 5 or 10 grand. This is 50, 100, 150, $200, $100 at a time, depending on the type of expense that you're talking about. And so, again, while the council is in good financial health, uh, from an operations perspective, there is a lot of deferred maintenance and other expenses. The council could not afford with what we have currently in our endowment fund and in our quote savings account. So... Okay, yeah, we know.

Now we end. A

ll right, thank you. We are approaching the top of the hour. We have answered a significant amount of questions, and I would just like to leave the panel an opportunity to make some closing comments. And so I will start again with our council president, Lewis.

Yeah, again, thank you all for joining. Thank you for your questions. Thank you for your tough questions. We want to be, uh, again, we want to be transparent. We're not hiding anything. We have to be sensitive around some information, right? We still have to, you know, if this is were to happen, right, we have to, there's a number of things that have to happen. This is not a, it's, it's, you know, vote, snap your fingers and it's done. This is a very complicated process. And so, again, it which requires some of the sensitivity around some of the information, but hopefully we've been able to give you enough information to let you know at least where we stand, why we're here, and the opportunity that it presents for the council, if this were to go forward. So, uh, again, uh, this isn't the last time we'll speak. Uh, we'll keep you all updated, and then, um, as Patrick will, we'll talk about here in a minute, the opportunity to continue to provide feedback if we are to move ahead with, uh, developing new, new camps and programs uh, to make sure we have your feedback.

Okay. I would ask Mario to speak next.

Thank you. Um, I think, uh, just maybe, I don't want to repeat everything that Lewis said, but I, I might just add, you know, we, we held this session in the spirit of being open and honest with you, and, uh, we just wanted to provide the information that we're able to provide with you at this time. Um, we also wanted to make sure that you had the opportunity to share your thoughts and your questions. We want you to know that we're being very thoughtful and very mindful. of how this type of a decision impacts program and it impacts families and the things that we do in scouting. And so we are truly, truly being very mindful of all those things. And so, while sometimes it feels like decisions are just being made on a whim, I promise you that they're not. Um, that we're engaging as many people as we can in every way that we can. Um, and so, um, if you have additional questions, um, you know, I, we'll be able to provide you an email address. Um, I'm not sure that I don't have that handy

right now. Uh, Mariah, if you're, if you can hear me, I've dropped in the chat for you to send that email address to me. Uh, we'll maybe repeat it a few times here before we hang up. as Patrick and Mark, um, are speaking. But if you have additional additional comments or questions that you'd like to share with us, you know, we'll be happy to address those, um, and as always, um, just feel free to reach out, um, if you have, uh, uh, you want to carry on a more detailed conversation, and, you know, we'll be glad to share, again, as much information as we, as we can, uh, with you. So, looks like the email address here is Adventures at NCACScouting.org, A D, V, E, N, T U, R E, S, at NCAC, Scouting, S E O U T I N G.org. Oh, I'll read that a couple more times before we conclude here. They've already.

Patrick, I'll ask you to speak next. Great. Before I offer my closing comments, Mario, can, or, Mariah, can we do some kind of email follow up?

Um, sharing that email address, knowing that I'm sure a lot of people are rushing to write it down right now, but just providing people that email so they can send in their feedback. Great. Um, in closing, you know... This is obviously an incredibly emotional decision, and something that's gonna take a lot of work. You know, when somebody thought earlier about the limitations, this will be a lot of work, as this goes forward, and it will require a lot of feedback, and to reiterate, for those of you that are around for the outdoor programs in 2025, that was about learning, and trying to how we are going to fundamentally alter our camping structure, so that it provides valued programs for youth in the future. And that included town hall meetings, formal surveys, and face to face focus groups and other meetings. I can commit that that will take place as we look at what the next Snyder will be, if necessary. We don't know that this is going to happen yet, but if it does, we will want to make sure that we get feedback from as many people as possible in as many formats as possible. And I will commit here and now that I am always willing to have the conversation with anyone who wants to talk about programming in our council. I was fortunate enough to be a youth in this council, and spend summers at both Goshen and Snyder, and that is something that I will never allow to end in the National Capital Area Council. It's a fundamental part of scouting, and something that I am passionate about making sure that we continue on for generations in the future. Thank you. Thank you. A close mark? Comments from you. Yeah, I think, uh, many people may leave this, uh, conversation thinking that there's more questions and answers. Um... The truth of the matter is, this is what transparency looks like. We know, we know right now. Uh, we are evaluating, uh, proposals. We'll be, uh, uh, looking into those proposals over the next couple months. We will be finalizing the decisions. As I said, the decisions will be framed in terms of not, strictly, how much money can we get for Snyder, but rather, how much money can we get to insider to enable the programs that we have to continue, as well as programs that are

outstanding needs of the council units and participants. And so, I encourage you to take advantage of Patrick's invitation to weigh into those requirements. Uh, the entirety of the, uh, choices of alternatives, Snyder. Should we come to that point? We'll be driven by those requirements, and, um... Uh, we will, um, be representing the, uh, the requests you guys provide them. So, uh, thank you for listening in tonight and, uh, appreciate your time. I echo that to the panelist. Thank you for your time this evening. Thank you for addressing, uh, the transparency of this topic, and, uh, I want to thank everybody who joined us tonight for your time and energy and your emotional investment in scouting and in Camp William B. Snyder. Thank you all for your time and good night. Okay. Maybe that.