

**Joint Executive & Properties Committee Meeting**  
**June 7, 2011**  
**Minutes**

**Executive Committee Members Present were:** Joan Villarreal, 1st Vice Chair; Roberta Uhrich, Secretary; Julie Ann Grossi, 2nd Vice Chair (via conference call) and Katerina Papas, Member-at-Large(via conference call).

**Executive Committee Members Absent were:** Dan Bragg, Chair; Candace Campbell-Jackson, Member-at-Large and Karen Talbott, Treasurer.

**Properties Committee Members Present were:** Brent Gardner, Co-Chair; Roberta Uhrich, Co-Chair; Julie Ann Gross (Conference Call); Fred Cash; Robert Novotny; Dan Reynolds and Karl Henley (via conference call).

**Properties Committee Members Absent were:** Dan Bragg, Chris Scala, Chris Weisbrod and Ted Larsen

**Staff Members present:** Daisy Alford-Smith, Brittany Zaehringer, John Graves, Jim Kananen, Emily Fletcher, Lizbeth Kohler, Mary Gahres and Rebecca Shaffer.

The meeting was called to order at 3:15 p.m. by Properties Committee Co-Chairs Brent Gardner and Robert Uhrich.

**I. Remarks by GSUSA Consultant, Kim St. Bernard:**

- A. Daisy introduced those participating in the meeting from Executive and Properties Committees as well Staff members who were present or via Conference Call. Kim St. Bernard, GSUSA Consultant was on the phone and explained that Glenn Chin was on vacation.
- B. Kim St. Bernard stated she was delighted to make a presentation and had previously spoken with Board Chair, Dan Bragg as well as GSNEO CEO, Daisy Alford-Smith. She complimented the Property Planning and Master Planning Process. She reminded the group to:
  - 1. Stay the course;
  - 2. Council's around country are doing the same thing;
  - 3. Continue to be trailblazers and accept that it is challenging;
  - 4. It is time for a major transformation; and
  - 5. That Phase I was the Realignment and Phase II is Alignment of Assets.
- C. Kim shared with us that the bottom line is that people who are against the sale of the camps, don't want change. They want the girls to have the same experiences they had. The opponents don't want to accept times have changed and the needs of the girls have changed as well. These were tough decisions that had to be made and property is our greatest asset as well as our greatest liability.

example by stating once you become a Board member you see the facts and figures and see the bigger picture.

4. Daisy introduced Lizbeth Kohler who is the staff liaison to the delegates. She explained that the delegates have monthly conference calls. Lizbeth shared some of the concerns:
  - i. One of the driving issues was to have direct communication with the Board members;
  - ii. Delegates in all regions support the decision;
  - iii. Delegates in the North (camp supporters) are frustrated that they do not have more supporters;
  - iv. Some delegates feel that they are being bullied by those delegates who do not want the camps sold or closed.
  - v. Although there was an attempt at an Early Bird Boycott, E-membership numbers show that 2011 had 4400 registered compared to 1300 in 2010 to date.
  - vi. There will be a Camp-In at Macedonia June 9 -10<sup>th</sup>.
  - vii. Delegate meetings are held at noon at 7:30 p.m. Lizbeth to send Brent and Joan the information so they can participate.
5. Julie Ann Grossi feels that the Board is not as supportive in their decision as they should be. She added that there is no other choice and the Board needs to be unified and stop apologizing for their decision.

## **II. Review and Select Master Planner**

- A. Brittany reviewed the process for the Site Master Planner process. After the last Board meeting, six Requests for Proposal were sent. Two firms were disqualified and two firms declined to submit a proposal. The final two firms were competitive and top notch. Both have completed Girl Scout projects and are located in Northeast Ohio. The group asked Brittany what the Staff's recommendation was. Brittany explained that the staff recommends Brandstetter Carroll based on the following:
  - Price;
  - Better timeline and moving through the process;
  - Member integration (engagement) plan;
  - Young Girl involvement with technology;
  - Personal contact, ease of working and scheduling; as well as, clarity of presentation;
  - Lead certified female engineer; and
  - Richard Parker, Project Manager, was patient and ensured understanding.
- B. The group agreed and added the following.
  - Other firm's timeline stretched out 35 weeks compared to 23 weeks;
  - A1A forms impressive and solid from a financial standpoint;
  - Included input of Glenn Chinn;
  - They had done their homework;

- A. Jim reviewed the Timber Management Program at Sugarbush. Selling the timber in July and August. We will hire a private forester.
- B. Sugarbush has pool leaks, which we are collecting quotes for. An exhaust fan will need to be installed as well.
- C. Ledgewood required an electrical upgrade. There will be some repairs to the dining hall. EPA will need to be notified about Site Planners due to the wastewater issue.
- D. Timberlane had an alarm failure, cool pipes and the pool needs to be painted.
- E. HVAC system will be replaced at Macedonia.
- F. Two new sites will be visited for potential space for the Niles Office – one is at Churchhill & Hubbards Roads and the other is in Canfield, near I-76. They are both in professional office areas and have office space and conference rooms.
- G. Fred Cash raised the issue regarding underground drilling for potential gas exploration being identified after we sell the property and that we would have mineral rights.

Daisy shared with the group that Sharon Broussard of The Plain Dealer wants the leadership to come to The Plain Dealer for an interview. She wants to do a follow up interview in light some of the negative feedback The Plain Dealer received after the favorable editorial they ran about GSNEO's decision. Julie was willing to go. Daisy explained Ms. Broussard had requested Senior Staff.

A discussion on revisiting selling all camps or in what order the camps should be sold took place. Roberta stated that when the Board went into Executive Session on May 4<sup>th</sup>, they discussed selling two camps in 2012. The Board wanted the Site Planners input. On July 13<sup>th</sup>, we hope that all appraisals will be done. We will need to package all five properties and present the idea to the Board to revisit. Brent Gardner and Joan Villarreal stated that to bundle the properties is a viable opportunity. They stated there was no motion, nor vote but a consensus at the Executive Session Board meeting on May 4<sup>th</sup>.

We were reminded that there are only two more Board meetings before new members will join the Board after the October Annual Meeting.

Adjournment came at 5:25 p.m.