



Long Range Property Plan

Presented January 23, 2024



Presenters:



Brenda Episcopo
Chief Executive Officer



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Operations and Finance



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Vice President of
Fund Development

Special Thanks to the GSNENY Property Committee: Paula Bianchi, Chair, (pictured to the right)
Kim Phelan, Carol Hyde, Kate Rose, Jill Gale, Cayden Williams, Girl Member



The Context



Special Thanks



To all of our Girl Scouts, volunteers, alumni and supporters who gave input through focus groups, tours, Town Halls, surveys, letters, drawings, videos and in person.

IMPACT STATEMENT

Eliminate self doubt in girls forever.

THE NEED: Essential Role Of Place



Experiential Learning Hub



Digital Detox



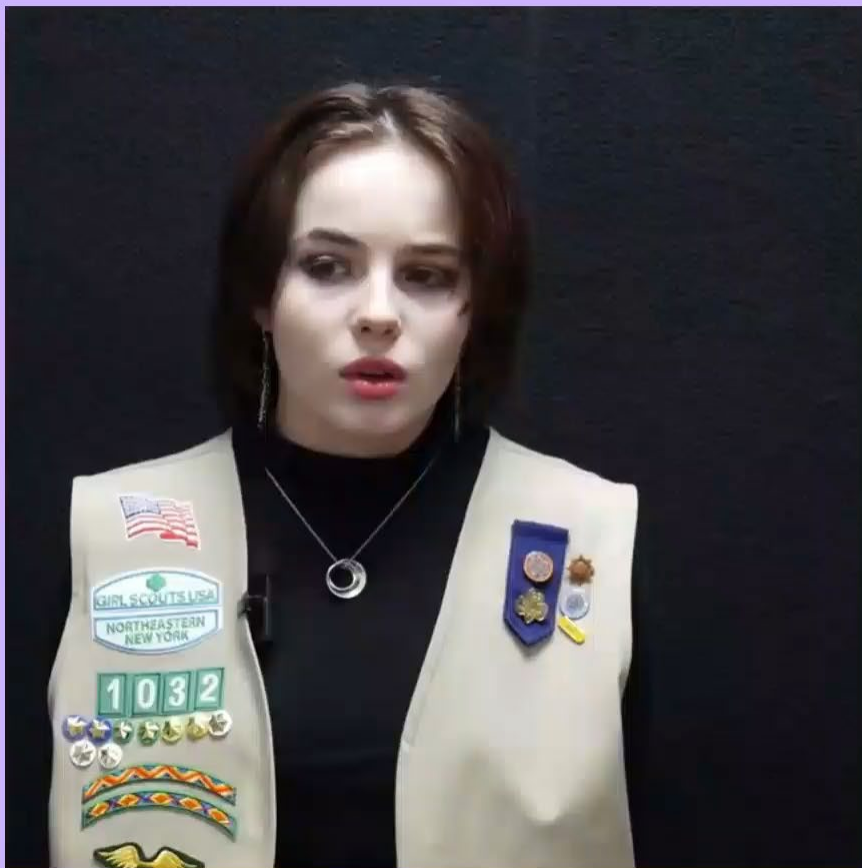
Promoting Nature Appreciation



Safe and Inclusive Space



Diverse Skill Development



Alessandra

Troop 1032

Girls need the outdoors!

THE PROBLEM

- Aging Infrastructure
- Limited Program Opportunities
- Environmental Impact
- Financial Impact

Despite all of these overwhelming challenges,
a solution exists and is within reach.





Property Planning Process Review

- ◆ 2/22-5/23 Newmark Consulting
 - ◆ Consulting Study, through their proprietary methods (access, use trends, occupancy costs, market trends)
 - ◆ Site visits (all sites) by Newmark staff
 - ◆ Camp visits co-led by active volunteers
 - ◆ Small focus groups with volunteers who frequently use properties
 - ◆ Girl focus group
 - ◆ Girl Survey
 - ◆ Volunteer/Member Survey
 - ◆ Meetings with staff
 - ◆ Two Town Hall Meetings to review findings/early recommendations
 - ◆ Work Session at Edith Macy with Board, Delegates, and senior staff
 - ◆ Property Committee and Board work through Approval of Plan Sept 2023.
 - ◆ Build out of Capital Campaign Fundraising Plan

THE SOLUTION



Ensure Safety
Grow Program Opportunities
Environmental Impact
Financial Impact



THE SOLUTION: PROPERTY PLAN IMPROVEMENTS

1. Enhancing Infrastructure & Accessibility
2. Camp Experience Enrichment
3. Safety and Sustainability Initiatives

THE SOLUTION: PROPERTY PLAN IMPROVEMENTS

Safety and Sustainability Initiatives:

- Camp Is-Sho-Da Stormwater and Roadway Repairs; Shelter:
 - Objective: Enhance safety during bad weather and improve camp accessibility for families.
- Comprehensive Forest Management
 - Objective: Nurture and care for our forests to mitigate against invasive species and promote new, healthy tree growth.
- Install Automatic External Defibrillators throughout properties.
- Vehicle Fleet Improvement, EV Chargers:
 - Objective: Upgrade transportation, install EV chargers.

THE SOLUTION: PROPERTY PLAN IMPROVEMENTS

2. Camp Experience Enrichment:

Hidden Lake Camp Building Renovation:

- Objective: Improve troop rental spaces, enhancing the camp experience: Totem, Winter Lodge, Boat House
- Explore future of Orlin Pember House

Camp Woodhaven Upgrades:

- Objective: Install a new roof on the Troop House and deck to maintain facilities for quality camping experiences.

THE SOLUTION: PROPERTY PLAN IMPROVEMENTS

Enhancing Infrastructure and Accessibility:

Lake Clear Camp Repairs:

- Objective: Ensure compliance with health standards and make necessary infrastructure repairs

Camp Is-Sho-Da Renovation:

- Objective: Repair troop house, improve safety during storms, and enhance amenities for campers' comfort and safety.

THE SOLUTION: PROPERTY PLAN IMPROVEMENTS

1. Enhancing Infrastructure and Accessibility: Continued

Albany Service Center (ASC) Headquarters Relocation/ Improvement:

- Objective: Create a modern, girl-friendly, and accessible space for centralized programming and operational headquarters that meets the demands of today's workforce and girls.
- Benefits: Improved facilities for on-site troop activities for girls, enhanced accessibility for members, engaging workspace for staff and a beacon for future possibilities.



Exit/Relocate Albany Service Center

Used As: Headquarters, Primary Staff Workplace, Recruitment Events, Programs, Troop Meetings/Activities, Cookie Distribution, Storage of supplies and permanent files

Positives and Deficits of ASC

- + Location is accessible
- + Building is accessible
- + Owned by GSNENY
- Needs est. \$2M in repairs
- Not girl friendly
- Limited Parking, limits use options
- Set up limits the type of programs that can be offered there, based on health dept requirements

EXPLORE Options That:

- Have adequate parking
- Are equally or more accessible to members
- Would allow for greater variety of programming
- Girl friendly and attractive for troop/girl/program use
- Financially responsible option



Camp Is-Sho-Da:

- Upgraded outdoor cooking units
- Hilltop floor/subfloor/structural
- Pave road to Hilltop
- Build Pavilion at Playfield
- Replace Covered Wagon Unit - Girl input on new feature option
- Add shutters to open air cabins/screenhouses
- Forest Management Plan
- Signage
- To prepare for a future building structure:
 - Engineering study for placement of roads, water, electric, sewer services
 - Roadway remediation
 - Stormwater management



Hidden Lake Camp

- Renovate Existing buildings
 - Totem
 - Winter Lodge
 - Boat House
- Determine viability of Orlin Pember House
- Forest Management Plan



Lake Clear Camp

- Create committee to explore operating partners due to high needs for repair and low usage by members
- Complete repairs required by regulatory agencies
- Update Nurse's Cabin (Infirmary)
- Renovate Chuckwagon, within limits of Adirondack Park Agency

General Investments:

- Begin replacement of Council vehicle fleet
- Replace roof and deck on Troop House at Camp Woodhaven
- Forest Management Plan at Camp Woodhaven
- Updated signage at all properties, for brand compliance
- Explore needs/opportunities for EV charging stations
- Make a plan to install AEDs at all required locations



Forest Management

As property owners, it is important that we manage our forests responsibly to protect wildlife, create healthy trees, mitigate invasive species, protect water sources, provide safe experiences for campers.

We are connected to the Adirondack Park Invasive Plants Program and working with a certified forester.

The Forest Management Plan was revealed in November 2023. You can find information on our website here: [Forest Management Plan \(girlscoutsneny.org\)](https://girlscoutsneny.org)



Property Team In Action: Matt, Dan, Jason, Gary





Capital Campaign

- ♣ Goal: Raise \$1.5M to support Long Range Property Plan

- ♣ Phase 1: Planning Phase

Sept 23-Jan 24

- ♣ Phase 2: Lead Gifts

March 24-July 24

- ♣ Phase 3: Major Gifts

August 24-July 25

- ♣ Phase 4: Public Fundraising

Jan-December 25

Timeline





How Can You Help?

BE an Ambassador for the Plan! (Adults and Girls)

Tell your story about what these places mean to you! We need videos and color photos that convey the ways in which our properties impact our members and why potential donors should care about Girl Scout spaces.

Support activities with your Troops! We will need thank you notes to send to donors who support the campaign.

Make connections! Do you know someone who feels passionately about Girl Scouts, the outdoors, the Adirondack region, or who shares our values? If you know a person or business who you think might want to support this plan, we are always grateful for warm introductions.

Stay tuned for updates, surveys, and opportunities to provide input as these plans start coming to life!



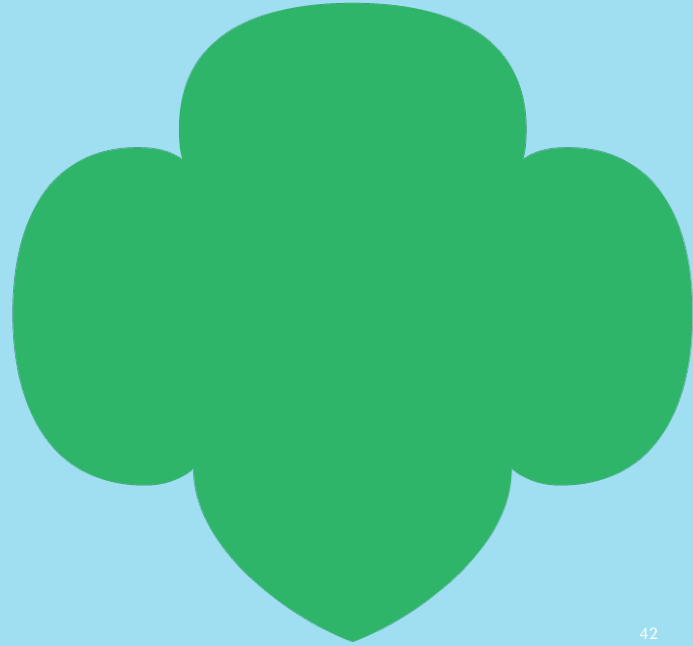
POLL

Now that you've learned about our Property Plan and the plan to raise funding for it, we want to know...what would you call this effort?

Please vote for your favorite campaign name from these options:

- ♣ Breaking Barriers, Building Futures
- ♣ GirlRise Renovation Rally
- ♣ Give Her a Place to Grow
- ♣ From Place to Promise: Today's Space, Tomorrow's Dreams

Questions & Discussion





girl scouts 
of northeastern
new york

Thank You