



PROPERTY STRATEGIC OUTLOOK
“Camp Northern Star”



Summary
Property Strategic Outlook
Updated May 13, 2019

“Camp Northern Star” is a concept, a method, a territory, a network and a culture – all anchored by one base camp. It is many camps working as one to deliver the rich resources and 108 year legacy of Scouting within Northern Star Scouting.

BASE CAMP – Fort Snelling

This camp serves as a combined programmatic and administrative hub, in support of units, districts and community partners. Base Camp is the literal and figurative center of “Camp Northern Star.” This urban camping, training and program center functions interactively including onsite council administrative functions and a Scout Shop. This 6 acre campus includes the 35,000 square foot TeamBuilding Center and the 42,000 square foot Leadership Center. Base Camp is located at historic Fort Snelling and adjacent to 14,000 acres of wild lands, the Minnesota and Mississippi Rivers, and parks and trails. Base Camp offers indoor and outdoor program for Scouting and community groups.

Outside of the suburban ring, there are two long-term Scouts BSA camps, three Cub Scout Resident Camps and one training camp. Inside the suburban ring is one base camp, one weekend camp and three additional Scout Shops.

Unique Features – Base Camp

Home to our council headquarters, year-round indoor climbing, archery and ropes course, and leadership lab, as well as outdoor climbing tower and team-oriented ropes course.

Primary Uses (Current)

Team building activities and youth leadership training for school, community and Scout groups. Meeting and event facilities rental. Northern Star Scouting headquarters.

Potential Uses (Future)

Scouting area/region training conference center for Scouting University professional development courses. Hosting a neighborhood troop as multi-family veteran housing comes online in the upper post area. Walking/biking trails that connect Base Camp with surrounding amenities – golf course, Historic Fort, light rail, Fort Snelling State Park, etc.

Required Investments

\$8,000	Low COPE Course
\$400,000	River Boat Program
\$200,000	Leadership Lab Programming Update (includes STEM)

Traditional Northern Star camps and their current/future roles in the overall network are:

*Asterisks denote investments needed to support Scouting programs as they currently exist.

FRED C. ANDERSEN SCOUT CAMP - Houlton, WI

Honoring the generous support of the Andersen Windows founder, Fred C. Andersen Scout Camp sits directly on the banks of the scenic St. Croix River, just five miles northeast of Stillwater. Opened in 1928,

this camp is a perfect spot to launch a canoe trip or plan an overnight campout. 150 foot bluffs of solid rock divide the property into two levels with 260 acres of dense forest, open fields, and unique rock formations to explore. The newest parcel is the 60 acre Andersen-Weekes Tree Farm, which is home to the Swanson Lodge Training facility and the Grey Wolf Youth Leader Training Program. Due to its location and beautiful setting, Fred C. Andersen continues to be one of the most popular properties for year-round unit camping.

Unique Features

St Croix River, rock bluffs, 2 Levels, President’s Hiking Trail, remote backpacking area, Friendship Rock, Devil’s Basin, Historic Good Medicine Lodge, 2 Training Facilities, Historic Trading Post, 17 winterized cabins, BB and Archery Range, Close to Afton Alps and Trollhaugen Ski Resorts.

Property Uses

User Group	Primary Uses	Potential Uses	Strategic Plan Imperative
ATV Rental		X	Invest in New Programs
Campground - Families		X	Strong Core Programs
Campground - Scout Units	X	X	Strong Core Programs
Community Programming - Activity Days		X	Invest in New Programs
Community Programming - Non Profit Partnerships		X	Invest in New Programs
Community Programming - Rentals & Retreats	X	X	Invest in New Programs
District Events & Camporees	X	X	Strong Core Programs
Order of the Arrow	X	X	Strong Core Programs
Youth Leader Training (Grey Wolf & EL)	X	X	Strong Core Programs

Required Investments

	Project	Cost	User Group	Use Type
*	Family Scouting Improvements (Dividers, Changing Spaces)	\$10,000	Campground – Scout Units	Primary
*	Latrine Improvements	\$25,000	Campground – Scout Units	Primary
*	WiFi Updates	\$6,000	Campground – Scout Units	Primary
	Latrine Replacements (3 State Park Style)	\$105,000	Campground – Scout/Family	Primary/ Potential
	Sleeping Cabin Renovations (walls, floors, kitchens)	\$100,000	Campground – Scout/Family	Primary/ Potential
	Good Medicine Renovation (Kitchen & Restroom)	\$75,000	Campground – Scout/Family	Primary/ Potential
	Petersen Cabin Renovations (Family Use)	\$75,000	Campground – Family	Potential

KIWANIS SCOUT CAMP - Marine on St. Croix, MN

About 10 miles north of Stillwater on the banks of the beautiful St. Croix River, this 104 acre property is an idyllic setting. With a mix of woods, open fields, and access to the river, Kiwanis Scout Camp is the perfect place to relax and have fun. Offering plenty of indoor housing, a condensed layout, complete wifi

coverage and multiple conference spaces, Kiwanis is a popular choice for both training events and outings for young participants.

Though the property has operated as a camp since 1923, the Scouts have only been deeply involved since 1989. In that year we began a formal partnership with the St Paul Kiwanis Foundation to lease the property and host a brand new experiment - overnight summer camp for Cub Scouts! Attendance and use of the camp has grown and we now operate a full menu of year round activities. Kiwanis Scout Camp has many community partners including long standing relationships with the St Paul Schools, DNR, 4H, Dunrovin Christian Retreat Center and several local churches.

Unique Features

St. Croix River, conference spaces (Gordon Hall & Randall Hall), dormitory, dining hall with commercial kitchen, six sleeping cabins, commercial kitchen, sport court, personal fitness course, climbing tower, bounce pillow and wifi across the entire property!

Property Uses

	Primary Uses	Potential Uses	Strategic Plan: Imperative
Campground - Families		X	Strong Core Programs
Campground - Scout Units	X	X	Strong Core Programs
Canoe Outfitting/Watercraft Education		X	Strong Core Programs
Community Programming - Activity Days		X	Invest in New Programs
Community Programming - Birthday Parties		X	Invest in New Programs
Community Programming - Non Profit Partnerships	X	X	Invest in New Programs
Community Programming - Rentals & Retreats	X	X	Invest in New Programs
Community Programming - School Groups		X	Invest in New Programs
Community Programming - Senior/Retirement Groups		X	Invest in New Programs
Day Camp - Community Summer	X	X	Invest in New Programs
Day Camp - Fall Cub Scout	X	X	Strong Core Programs
Family Camp - Unit Based		X	Strong Core Programs
Order of the Arrow	X	X	Strong Core Programs
Scout Meetings & Events		X	Strong Core Programs
Summer Resident Camp - Cub Scouts	X	X	Strong Core Programs
Summer Resident Camp - Scouts BSA	X	X	Strong Core Programs
Wood Badge Training	X	X	Strong Core Programs

Required Investments

	Project	Cost	User Group	Use Type
*	Family Scouting Improvements (Dividers, Changing Spaces)	\$10,000	Campground – Scout Units	Primary
*	Shower/Restroom Building	\$600,000	Campground – Scout Units	Primary
	Dorm Renovation	\$100,000	Community - Rentals	Potential
	Sleeping Cabin Renovations (6) – family units	\$180,000	Campground – Scout/Family	Potential
	Latrine Replacement	\$15,000	Campground – Scout/Family	Potential

MANY POINT SCOUT CAMP - Ponsford, MN

About 220 miles north of the Twin Cities, this 1,669 acre property is located in a beautiful wilderness setting in northwest Minnesota near the town of Park Rapids. Located within the White Earth State Forest and adjacent to the 143,000 acres of the Tamarac National Wildlife Refuge, Many Point looks and feels like a remote destination. With 8 miles of shoreline on Many Point and Round Lakes, this resident camp benefits from the privacy of owning ¾ of the lake frontage. The cornerstone of Many Point's

program continues to be deeply rooted in its founding principles of developing units to be stronger troops and crews. Many Point also prides itself on its variety of program activities, quality of advancement opportunities, great food and a customer-service-oriented and mission-focused camp staff.

Unique Features

Private/remote location, ¾ of lake shore on Many Point Lake, Historic Log Cabins: Gaylord’s & Larkin Lodge, Eight 2 bedroom cabins, 3 independent subcamps (commissary and dining hall service), 200 person dining hall, older Scout Adventure Area (ATVs, Jet Skis, Waterskiing, High Ropes, 20x40’ Raft), Tree House Village, Five-Stand Competitive Trap Range, 40ft Climbing Towers, Inflatable Water Amusements, Sailboats, Tandem Kayaks, ATV trails and 20 Cabin Family Camp.

Property Uses

	Primary Uses	Potential Uses	Strategic Plan: Imperative
ATV Rental	X		Invest in New Programs
Donor & Relationships Cultivation		X	Assess Secondary Programs
Family Camp - Resort Style (Multi Season)		X	Invest in New Programs
Family Camp - Resort Style (Summer)	X	X	Strong Core Programs
Other Council Camping Partnership		X	Invest in New Programs
Shooting Sports Events		X	Strong Core Programs
Summer Resident Camp – Scouts BSA	X	X	Strong Core Programs

Required Investments

	Project	Cost	User Group	Use Type
*	Shower/Restroom Improvements (Ten Chiefs)	\$300,000	Summer Camp – Scouts BSA	Primary
*	Latrine Improvements	\$100,000	Summer Camp – Scouts BSA	Primary
*	Shooting Range Improvements	\$200,000	Summer Camp – Scouts BSA	Primary
	Toilet Buildings (5)	\$500,000	Summer Camp – Scouts BSA	Primary
	Latrine Replacements (12 state park style)	\$300,000	Summer Camp – Scouts BSA	Primary
	Plumbing & Well for Staff Family (Winterize)	\$75,000	Family Camp - Resort Style (Multi Season)	Potential
	Road Improvements	\$200,000	Summer Camp – Scouts BSA	Primary
	Dining Hall (Winterize)	\$200,000	Family Camp - Resort Style (Multi Season)	Potential
	Additional Family Cabins	\$500,000	Family Camp - Resort Style (Multi Season)	Potential
	Log Cabin Repairs	\$100,000	Donor & Relationships Cultivation	Potential

PHILIPPO SCOUT RESERVATION - Cannon Falls, MN

Only five miles west of Cannon Falls, Phillippo Scout Reservation and its 498 acres of rolling fields, wooded campsites and hills overlook the beautiful Cannon River Valley. With easy access to both the Cannon River and Cannon Valley Bike Trail the site is an ideal launching point for a long distance trip. Since its opening in 1964, the site has proved an ideal host for events of all sizes. The property is even conveniently divided into an upper and lower level so that two large events can occur simultaneously without issue. Significant investments of infrastructure into the property have ensured that the site continues to be the largest Cub Scout Summer Resident operation in the state.

Originally named Cannon River Scout Reservation, Phillippo Scout Reservation was rededicated in 2000 to honor Ron Phillippo's long tenure as a past Scouting CEO.

Unique Features

Lake Byllesby Reservoir, Cannon River, Friendship Point Bluffs Overlook, 6 Shooting Sports Ranges, Lighted Snow Tubing Hill, Campsite Tent Platforms, 400-person Dining Hall with Industrial Kitchen, Gwin Center Complex (central program building with 4 sleeping cabins), Bounce Pillow, Cross Country Ski Trails, Swimming Pool, 2 Shower Houses, Large Program Fields, 10 Winterized Sleeping Cabins

Property Uses

	Primary Uses	Potential Uses	Strategic Plan: Imperative
ATV Rental		X	Invest in New Programs
Campground - Families		X	Strong Core Programs
Campground - Scout Units	X	X	Strong Core Programs
Canoe Outfitting/Watercraft Education		X	Strong Core Programs
Community Programming - Activity Days		X	Invest in New Programs
Community Programming - Non Profit Partnerships		X	Invest in New Programs
Community Programming - Rentals & Retreats	X	X	Invest in New Programs
Community Programming - School Groups		X	Invest in New Programs
Community Programming - Sledding		X	Invest in New Programs
Day Camp - Community Summer	X	X	Invest in New Programs
Day Camp - Winter Cub Scout	X	X	Strong Core Programs
District Events & Camporees	X	X	Strong Core Programs
Order of the Arrow	X	X	Strong Core Programs
Other Council Camping Partnership		X	Invest in New Programs
Shooting Sports Events		X	Strong Core Programs
Summer Resident Camp - Cub Scouts	X	X	Strong Core Programs

Required Investments

	Project	Cost	User Group	Use Type
*	Family Scouting Improvements (Dividers, Changing Spaces)	\$20,000	Campground – Scout Units	Primary
*	Latrine Improvements	\$50,000	Summer Camp - Cub Scouts	Primary
*	Shower/Restroom Improvements (Pool)	\$300,000	Summer Camp - Cub Scouts	Primary
*	Tent Replacement	\$30,000	Summer Camp - Cub Scouts	Primary
*	Dining Hall Restroom Renovations	\$30,000	Summer Camp - Cub Scouts	Primary
*	Dining Hall/Kitchen Floor & Equipment Replacement	\$85,000	Summer Camp - Cub Scouts	Primary
	Latrine Improvements (6 State Park Style)	\$300,000	Campground – Scouts/Family	Primary/ Potential
	Gwin Cabin Renovations	\$60,000	Campground – Scouts/Family	Primary/ Potential
	Camper Cabin Renovation (Kitchen and Divided Sleeping)	\$60,000	Campground – Scouts/Family	Primary/ Potential
	Sleeping Cabin Renovations (walls, floors, kitchens)	\$100,000	Campground – Scout/Family	Primary/ Potential

	Campsite Electrical and WiFi Improvements	\$50,000	Campground – Scout/Family	Primary/ Potential
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RUM RIVER SCOUT CAMP - Ramsey, MN

Only four miles north of Anoka on the banks of the beautiful Rum River, Rum River Scout Camp is a fantastic wilderness option for camping opportunities within the metro area. Purchased with penny stock donated by Harlan Thurston in November, 1957, Rum River Scout Camp is a 167 acre facility covered with stands of pine and oak groves. Largely undeveloped, this property features three enclosed unit rental buildings and many wooded campsites.

Unique Features

Rum River, Nature Trail, Disc Golf Course, Canoe Rentals, Campmaster Building, Proximity to Metro and Local Community, Three Activity Shelters, Sledding Hill, Archery and Rifle Range.

Property Uses

	Primary Uses	Potential Uses	Strategic Plan: Imperative
Campground - Families		X	Strong Core Programs
Campground - Scout Units	X	X	Strong Core Programs
Canoe Outfitting/Watercraft Education		X	Strong Core Programs
Community Programming - Activity Days		X	Invest in New Programs
Day Camp - Community Summer	X	X	Invest in New Programs
Day Camp - Winter Cub Scout	X	X	Strong Core Programs
District Events & Camporees	X	X	Strong Core Programs
Order of the Arrow	X	X	Strong Core Programs
Scout Meetings & Events		X	Strong Core Programs

Required Investments

	Project	Cost	User Group	Use Type
*	Family Scouting Improvements (Dividers, Changing Spaces)	\$5,000	Campground – Scout Units	Primary
*	Latrine Improvements	\$20,000	Campground – Scout Units	Primary
*	Plumbing Updates	\$30,000	Campground – Scout Units	Primary
*	WiFi Improvements	\$6,000	Campground – Scout Units	Primary
	Latrine Replacements (2 state park style)	\$60,000	Campground – Scout/Family	Primary/ Potential
	Activity Building Renovations (walls, floors, kitchens)	\$100,000	Campground – Scout/Family, Day Camp – Community	Primary/ Potential
	Community Day Camp Program Equipment	\$25,000	Day Camp – Community Summer	Primary/ Potential

*Sale of the property has been contemplated as a back-up plan in the past, should significant capital needs at other properties be unfunded. There are no such needs reflected in this long-range plan.

STEARNS SCOUT CAMP - Annandale, MN

In 1936, EJ Stearns funded the purchase and development of the original Camp Stearns on Lake Sylvia. In 1966, 930 acres of land was purchased from the estate of George C. Crosby, to form Camp Heritage a few miles to the north of Lake Sylvia. In 1984 the Lake Sylvia location was sold and the resources were invested in Camp Heritage. Shortly after, the property was renamed Camp Stearns to continue to honor the original generosity of the Stearns Family.

About 60 miles northwest of the Twin Cities, Camp Stearns is located near our council's northern geographic border. With 1200 acres of open fields, rolling hills and thick forest, Camp Stearns is our third largest property and an ideal spot for either a small overnight campout or a major event of several thousand people. Bordering several lakes and bisected by the meandering Clearwater River, the property is provided access to several natural bodies of water.

Unique Features

Clearwater River, High Ropes Course, Extensive Program Fields, Shotgun Shooting Range, 2 Archery Ranges, 2 Rifle/BB Ranges, Climbing Tower, Disc Golf Course, 13 Rentable Shelters, Several Sub Camps,

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Lake Caroline, Little Otter Lake, Tonkawa Lodge (120 person Dining Hall and Industrial Kitchen), Foust Activity Pavilion

Property Uses

	Primary Uses	Potential Uses	Strategic Plan: Imperative
ATV Rental		X	Invest in New Programs
Campground - Families		X	Strong Core Programs
Campground - Scout Units	X	X	Strong Core Programs
Community Programming - Rentals & Retreats		X	Invest in New Programs
Community Programming - School Groups		X	Invest in New Programs
Community Programming - School Groups- Phase II		X	Invest in New Programs
Day Camp - Community Summer	X	X	Invest in New Programs
District Events & Camporees	X	X	Strong Core Programs
Family Camp - Cub Scout	X	X	Strong Core Programs
Family Camp - Resort Style (Multi Season)		X	Invest in New Programs
Order of the Arrow	X	X	Strong Core Programs
Scout Meetings & Events		X	Strong Core Programs
Shooting Sports Events		X	Strong Core Programs
Summer Resident Camp - Cub Scouts	X		Strong Core Programs
Summer Resident Camp - Webelos II	X		Strong Core Programs
Super Events	X		Strong Core Programs
Winter Camp - Scouts BSA	X		Strong Core Programs
Wood Badge Training	X		Strong Core Programs

Required Investments

	Project	Cost	User Group	Use Type
*	Family Scouting Improvements (Dividers, Changing Spaces)	\$20,000	Campground – Scout Units	Primary
*	Latrine Improvements	\$50,000	Family Camp - Cub Scout	Primary
*	Yurt Family Housing	\$100,000	Family Camp - Cub Scout	Primary
*	Landes Lodge Renovation	\$120,000	Campground – Scout Units	Primary
*	Showerhouse Improvement – Akela Lodge	\$125,000	Family Camp - Cub Scout	Primary/ Potential
*	Pool and Kiddie Pool Complex	\$500,000	Family Camp - Resort Style, Cub	Primary/ Potential
	10 Family Housing Units	\$1,000,000	Family Camp - Resort Style, Cub	Primary/ Potential
	Road Improvements	\$200,000	Campground – Scout Units	Primary
	Latrine Replacements (6 state park style)	\$300,000	Campground – Scouts/Family, Family Camp - Cub	Primary/ Potential
	Campsite Electrical and WiFi Improvements	\$50,000	Campground – Scout/Family	Primary/ Potential
	Whitney Activity Center Renovation (Family Cabin)	\$50,000	Campground – Family, Family Camp – Resort Style	Primary/ Potential
	Sleeping Cabin Renovations (Walls, Floor, Sleeping Dividers)	\$140,000	Campground – Scout/Family	Primary

	Gagner Lodge Restrooms	\$120,000	Campground – Scout/Family, Community Programming, Family Camp – Cub	Primary/Potential
	Tent Replacements	\$30,000	Family Camp – Cub, Summer Camp – Cub	Primary/Potential
	RV Park	\$50,000	Campground – Family, Family Camp – Cub	Primary/Potential

TOMAHAWK SCOUT RESERVATION - Birchwood, WI

About 110 miles northeast of the Twin Cities, Tomahawk Scout Reservation is located on Long Lake in northwestern Wisconsin. Though Long Lake is heavily populated with cabins and resorts, the peninsula jutting into the lake that houses the 3100 acres of camp is still largely undeveloped forest, wetland and open fields. After several land acquisitions, Tomahawk has ample farm/pasture land generating revenue through lease by Bison ranchers. With more than 13 miles of lakefront, Tomahawk boasts multiple wilderness campsites, each with shoreline and ample aquatic activities. Four large, well equipped sub-camps, each with different meal serving options, offer programs for Scout youth of various ages.

Unique Features

Coveted Wisconsin Recreation Area, Proximity to Twin Cities Metro, Six 2-bedroom cabins, 4 independent subcamps, multiple 200+ person dining halls, Large Central Kitchen, Winter Camping Outfitters, Older Scout Adventure Area (ATVs, High Ropes, Pump Track Bike Course, Sporting Arrows, 50ft Tower, Offsite Whitewater & Rock Climbing Trips), Multiple Shooting Ranges, Horse Programming, Historic Logging Outpost, Sailboats, Inflatable Water Amusements, and 8 Cabin Family Camp.

Property Uses

	Primary Uses	Potential Uses	Strategic Plan: Imperative
ATV Rental		X	Invest in New Programs

Community Programming - School Groups		X	Invest in New Programs
Day Camp - Community Summer		X?	Invest in New Programs
Donor & Relationships Cultivation		X	Assess Secondary Programs
Family Camp - Resort Style (Multi Season)		X	Invest in New Programs
Family Camp - Resort Style (Summer)	X		Strong Core Programs
Land Lease	X	X	Invest in New Programs
Other Council Camping Partnership		X	Invest in New Programs
Summer Resident Camp - Scouts BSA	X	X	Strong Core Programs
Summer Resident Camp - Webelos II	X	X	Strong Core Programs
Winter Camp - Scouts BSA	X	X	Strong Core Programs

Required Investments

	Project	Cost	User Group	Use Type
*	Central Services Kitchen Improvements	\$130,000	Summer Camp – Scouts BSA	Primary
*	Central Services Foundation	\$115,000	Summer Camp – Scouts BSA	Primary
*	Navajo Shower Renovation	\$350,000	Summer Camp – Webelos II	Primary
*	Latrine Improvements	\$100,000	Summer Camp – Scouts BSA	Primary
*	Beach Changing Shelters	\$35,000	Summer Camp – Scouts BSA	Primary
	Nessen/Kuula Land Acquisition	\$5,000,000+	Summer Camp – Scouts BSA	Potential
	Shower House Renovations	\$300,000	Summer Camp – Scouts BSA	Primary/ Potential
	Latrine Replacements (12 state park style)	\$300,000	Summer Camp – Scouts BSA	Primary/ Potential
	Plumbing, Well & Winterizing Cabins	\$100,000	Family Camp - Resort Style (Multi Season)	Potential

CAMP GRONHOLM – Sherburne County, MN

Located approximately halfway between the communities of Elk River and Big Lake, Camp Gronholm is a 33 acre wooded parcel with frontage on the Mississippi River. The property has been minimally developed with only a few permanent structures.

Until 2019, the property was owned by Luther Memorial Church in Minneapolis and was used primarily by Troop 129 that was chartered to the same organization. In 2019, the church went through dissolution and began distributing its assets, gifting the property to Northern Star Scouting.

With ownership secured, the first task is to walk the property and conduct a risk management analysis. Concurrently, a list of advised remediations and investments will be made and shared with the council properties committee. Continued use of the property by Troop 129 will be contingent upon reaching a governance agreement. Use by other units or Scouting participants will be discussed but there are no immediate plans to begin advertising for general use. At minimum, the property is an asset that could be leveraged for the future.