



Brothers and Sisters,

20 January 2010

At the inaugural meeting of the Bluff Springs Campground Conference on 24 January 2009, we tentatively scheduled our next annual meeting for 23 January 2010. As you are aware, we have had an offer from the Southern Company to purchase the campground. The bylaws require the Board of Directors to make a recommendation to the Corporation Conference in reference to any sale of the campgrounds. Pursuant to the offer to purchase and as a way to convey the desires of the members at large, the Alabama/Northwest Florida Mission Center hosted two town meetings and the Gulf Mission Center hosted one town meeting where interested parties could ask questions and offer suggestions in reference to the future of Bluff Springs.

The recommendation that came from the Bluff Springs Campground Board of Directors was for the Corporation Conference to "sell all or part of the campgrounds." Selling the campgrounds in its entirety, although distressing, is less problematic than selling only a portion of the grounds. As President of the Corporation Conference, I was uncomfortable with presenting this recommendation to the Conference unless we were completely informed as to the consequences of selling a part of the campgrounds. The rest of this missive deals with the concerns that need to be addressed before we can meet to consider a fully considered and reasonable recommendation to be made to the Presiding Bishop about the future of the Bluff Springs Campground.

The idea that we might have a nuclear powered electrical generating facility near the campgrounds has the real possibility of reducing participation, which in turn has the effect of the campground not being able to meet expenses in the future.

In addition, the Presiding Bishop is concerned about how we will use the proceeds of a partial sale of the grounds, i.e., what is our business plan to insure that the campground is self-supporting.

Another issue is simply future participation by the next generation. Both mission centers conducted a survey of young adults and young adult families. We experienced a less-than 10% return rate on the surveys that were mailed out in both mission centers. With this meager response one has to wonder if our own people will support the campground in the out-years.

There are four activities that affect due consideration the ultimate recommendation by the Conference:

- 1.) An architectural firm is assessing the cost of bringing the cabins and other facilities up-to-par since this expense will be one of the first things that will be required of the proceeds if we sell a portion of the grounds.
- 2.) The person who did the original base-line appraisal of the value of the campground is in process of conducting an out-year value projection of the campground if Southern Company constructs a nuclear powered electrical generating facility in close proximity to the campground. In other words, we would like to have some idea what the remaining property will be worth in the out years if we sell the undeveloped portion of the campground.

Both activities 1 and 2 should be available sometime in the first couple of weeks in February

3.) Don Henderson, Campground Treasurer; Greg Prymak, Special Assistant to the Apostle; and Michael Giardina, Vice President of the Board of Directors have been collecting income and expense data from Bluff Springs Campground operations from 2006 -2009 and projecting future operational income and expenses to determine financial viability through 2014. This information is completed and will be available to be reviewed by the Corporation Conference at the next meeting.

4.) A committee led by Brother Dick Dour is putting together a suggested capital expenditure plan that will also be a part of a recommendation to expend proceeds from a partial sale of the campground. The completion of that plan is pending.

In addition a viable business plan will have to be developed as part of the final recommendation.

These are the reasons that I have elected to postpone the Corporation Conference so that when we meet we will be privy to all the data necessary to make a complete and realistic recommendation to the Presiding Bishop. I will give due time when I announce the date of the meeting.

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