



# Community of Christ

Gulf Mission Center

Brothers and Sisters

22 May 2010

I realize that many of you have been wondering what is happening in reference to the possible sale of Bluff Springs Campground. As Chair of the Corporation Conference (the legislative body that will make a recommendation to the Presiding Bishop) and as an ex-officio member of the BSCG Board of Directors, I felt that I needed to provide you with current information. This communiqué is for the purpose of bringing you up-to-date on where we are in the process of making a determination as to the future of Bluff Springs.

Since 2 May 2009 when the Board of Directors was approached by the Southern Company about the possible purchase of the campground, the members of the BOD and others have been working to gain the necessary data to assist in making a determination as to the feasibility of attempting to sell all or part of the grounds. If the recommendation of the Board had been to sell the campground in its entirety then we would have been able to move forward more quickly. However, since it seemed that the will of the people (re. 3 town meetings) was to sell the unimproved portion of the grounds and keep the improved area, it was necessary to insure that we could support the retained acreage of the grounds in the coming years. Over the last year the BOD has completed a number of projects to prepare for a complete and feasible recommendation to the Corporation Conference so that the Corporation Conference would then be able to make a well-considered and acceptable recommendation to the Presiding Bishop

## **PREPARATORY ACTIONS BY THE BSCG BOARD OF DIRECTORS**

- An Appraisal conducted by Brantly and Associates to determine Market Value of BSCG was conducted in June of 2009 and presented to the BSCG Board of Directors.
- BSCG Income-Expense and Use History data was gathered from actual invoices and expense reports; and using that information over the years 2006 – 2009 as a base-line, an income and use projection was forecast through 2014. This data was gathered with the assistance of Brenda Waller (Campground

Manager), Don Henderson (Campground Treasurer), and Greg Prymak (Apostle Booth's representative to the BOD). The data was entered into Microsoft Office Excel and forecast projections were calculated by Greg Prymak and Michael Giardina (member of the BOD and Counselor to Gulf Mission Center MCFO). The report was completed in January 2010.

- In November 2009 some 600 Surveys were sent to Young Adults in both participating mission centers. The survey was derived by both mission center presidents with the assistance of Greg Prymak at the Southern Field Leaders meeting at Deer Haven in October 2009. The survey was reviewed and recommended to be administered by Heather Donofrio. Participants were determined from the Membership Records of both mission centers using the 18 – 35 years-of-age as a criteria. Heather Donofrio and George Farnell completed a separate report for each mission center with Michael Giardina preparing a combined final report on 3 February 2010.

- In December 2009 the BOD authorized Mr. Lee Goodson of Bullock Tice and Associates, an architectural firm, to conduct an in-depth survey and observation of the campground to determine the costs of addressing all pending facility upgrades, to include issues of safety and code compliance. That report was provided to the BOD on 24 March 2010.

- On 16 May 2010 a call went out to the BOD for a meeting to be held in Robertsdale, AL on the 12 June 2010. The primary purpose of that meeting is stated in the call which is quoted:

*“Pursuant to Section 4.08.2 of the Bylaws, a Special Meeting of the Board of Directors of Bluff Springs Campgrounds, Inc. (hereafter, "Corporation") has been called, to be held at the Robertsdale Congregation of Community of Christ, 18700 Florida Street, Robertsdale, Alabama 36567 and/or by teleconference on Saturday, 12 June 2010, at 9:00 a.m., to consider and vote on the following matter as provided in said Bylaws:*

*To determine the information that the Board of Directors will submit, and to approve submitting such information, to the Corporation Conference of the Corporation for its consideration in deciding, pursuant to Section 7.01 of the Bylaws, whether to approve the sale of Bluff Springs Campground, in part or in its entirety, to Gulf Power Company.”*

- On 17 May 2010, Richard Jenkins, President of the Board of Directors presented a document to the BOD entitled “Projection for Bluff Springs Campgrounds Capital Expenditures: Repairs, Renovations and Capital Improvements Snapshot Period: 2010 to 2016. This document is the last piece

of information needed to present a complete recommendation to the Corporation Conference and ultimately to the Presiding Bishop.

I'll quote again the purpose of the BSCG Board Meeting to be held in Robertsdale on 12 June 2010:

*“To determine the information that the Board of Directors will submit, and to approve submitting such information, to the Corporation Conference of the Corporation for its consideration in deciding, pursuant to Section 7.01 of the Bylaws, whether to approve the sale of Bluff Springs Campground, in part or in its entirety, to Gulf Power Company.”*

As soon as that meeting is over, assuming we fully accomplish the purpose of the meeting, I intend to move quickly to call a meeting of the Corporation Conference.

I am sending this by e-mail to members of the Corporation Conference and all those Saints for whom I have e-mail addresses in both the Alabama/Northwest Florida and Gulf Mission Centers and by regular mail to those Corporation Conference Delegates who do not have e-mail. It would be appropriate and considerate for each of you to make this missive available to those who may not have e-mail. I would appreciate each of you sharing this information to all.

Siblings in Christ,



George M. Farnell, Chair  
Bluff Springs Campground  
Corporation Conference  
and President, Gulf Mission Center