



Camp McConnell Purchase Proposal

Alachua County Board of Commissioners
December 11, 2018

December 11, 2018

Dear Board of Commissioners,

Please accept the attached documents in relation to the purchase of the McConnell property. We would like to thank you for taking the time and consideration to hear from us in respect to this amazing opportunity.

At Basecamp Ventures we believe in strengthening our community through partnerships, involvement, and growth. We believe that Alachua County has both a tremendous need for a wilderness based camp and conference center as well as an opportunity to be part of continuing the amazing history of such a dynamic tract of property. This is truly a wonderful juncture in the history of the McConnell property and we truly look forward to a long standing partnership with such a forward thinking county.

Again, we thank you for your time and consideration.

If you have any questions please do not hesitate to ask.

Jordan A. Richmond
President and Founder

Basecamp Ventures
jordan@basecampventures.org
352.480.9727
www.basecampventures.org





Basecamp Ventures Mission Statement

To enhance appreciation, respect, and knowledge for nature while teaching leadership, team dynamics, cooperation, and value-based principles. We achieve this mission through adventure based education, camping, hiking, eco-education, and all other aspects of the wilderness arena. We connect participants, communities, and nature in effort to create a more meaningful and nature centered society.

The specific purpose for which the corporation is initially organized is to promote education, environmental outreach, community interaction, engagement, interest, and welfare. The mission is to operate camps, conference centers, educational institutes, retreat centers, eco- education, and creative development centers in which the focus will be nature based education, explorations and activities, community outreach, education, community enhancement, growth, engagement, and development. It is the aim of Basecamp Ventures to establish a year round nature based facility which is grounded in community development, involvement, welfare, education, ecology, nature preservation, and community enhancement.



Basecamp Ventures Vision Statement

Basecamp Ventures is a wilderness based organization dedicated to the preservation, conservation, and exploration of the great outdoors. We work diligently to expose our participants to all of the magnificent glory that nature has to offer. We provide experiential education at the intersection of nature and culture. It is our goal to create a hands on experience in the outdoors which not only engages the participant through environmental stewardship, eco-education, and value based curriculum; but also provides the user with a heightened sense of recreation and community growth.

Basecamp Ventures is an organization birthed from the decades of environmental, recreational, and nature based education of its founders. We are a team of outdoor enthusiasts who grew up in nature. From residential summer camping and off the grid living, to wilderness medicine, adventure education, and experiential nature programming; our team has traversed the globe in their desire to leave no stone unturned. We have come together to transcribe these decades of outdoor pursuit to a true knowledge base which can be shared with our community. It is our mission to enhance and educate Alachua and the surrounding counties, and to increase the participants love of nature preservation, outdoor recreation, and social development.

We believe in creating nature based programming which gives back to our community. We thrive on community development and enhancement. One of our main goals is to create a nature based camping and conference center which is not only open to the public, but inviting. We want to be a place where constituents of Alachua county feel a sense of familiarity, pride, and exploration. We thrive to be a place where the community can learn about nature and explore their level of adventure. Not only do we envision a camp and conference center which educates the community onsite, but also one that helps bring environmental stewardship and value based education offsite. We strive to work with schools, community centers, and youth development organizations in order to create a more cohesive culture of nature preservation.

Basecamp Ventures is committed to getting children and families outdoors, connecting hands on education and nature, and teaching environmental appreciation and stewardship.



Basecamp Ventures Board of Directors

Jordan A. Richmond
President and Founder
Basecamp Ventures
basecampventures.org
22 Fir Trail Dr.
Ocala, FL. 34472

Pastor Josh Gresham
Trailhead Church
Senior Pastor & Founder
trailhead.church
123 N. Main Street
Graham, NC. 27253

Pastor Brent Bailey
Direction Church
Senior Pastor & Founder
Direction.church
7039 Grand National Drive
Orlando, FL. 32819

Dr. Kathleen Schofield
Northeast Florida Regional STEM2 Hub
Executive Director
Stem2hub.org
139 Ponte Vedra Blvd
Ponte Vedra, FL. 32082

Alex Moy
Moy Media
Founder and CEO
Moy.media
36 South Magnolia Ave.
Ocala, FL. 34472

Richard Meachum
Chairmen of the Board
Under the Son Outfitters
President & Founder
underthesonoutfitters.com
P.O. Box 5772
Plant City, FL. 33563

Heather Graves
Penrose-St. Francis Health Services
Director of Volunteer Services
centura.org
2222 North Nevada Ave.
Colorado Springs, CO. 80907

Phillip Glassman
Ocala Magazine
Owner & Publisher
ocalamagazine.com
743 East Fort King Street
Ocala, FL. 34471



Basecamp Ventures Advisors

Richard Louv

Richard Louv/Children & Nature Network

Founder

childrenandnature.org

Dana Hardin

The Camp Group

President & Founder

Campgroup.com

S.C.O.P.E. Midwest

President & Founder

midwest.scopeuse.org

American Camp Association

Vice President

acacamps.org



Basecamp Ventures Partners

The Jump Foundation
Big Agnes Outdoors
Leave No Trace Institute
Wilderness Medicine Institute
Biolite Energies
Outward Bound
National Outdoor Leadership School
Florida Youth Conservation Centers Network
Florida Trail Association
Association of Experiential Education
American Camp Association
Camp Owners and Directors Association
Moy Media
L.I.F.E. Program (Learning in Florida's Environment)
Project Wild
Project Wet
American Red Cross
S.C.O.P.E. Midwest
Children and Nature Network
Royal Family Kids Camp

State of Florida

Department of State

I certify from the records of this office that BASECAMP VENTURES, INC. is a corporation organized under the laws of the State of Florida, filed on June 12, 2017.

The document number of this corporation is N17000006337.

I further certify that said corporation has paid all fees due this office through December 31, 2018, that its most recent annual report/uniform business report was filed on October 26, 2018, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-sixth day of October,
2018*



Ken Detjen
Secretary of State

Tracking Number: CR3755812862

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Articles of Incorporation

Basecamp Ventures, Inc. Florida Not for Profit Corporation

The undersigned hereby adopts the following articles of incorporation in Compliance with Chapter 617, F.S., (Not for Profit).

Article 1: Name

The name of this corporation shall be Basecamp Ventures Inc.

Article 2: Principal Office

The principal street and mailing address is:

22 Fir Trail Dr.

Ocala, FL 34472

Article 3: Purpose

The specific purpose for which the corporation is initially organized is to promote education, environmental outreach, community interaction, engagement, interest, and welfare. The mission is to operate camps, conference centers, educational institutes, retreat centers, eco-education, and creative development centers in which the focus will be nature based education, explorations and activities, community outreach, education, community enhancement, growth, engagement, and development. It is the aim of Basecamp Ventures to establish a year round nature based facility which is grounded in community development, involvement, welfare, education, ecology, nature preservation, and community enhancement as well as to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith which are consistent with Section 501(c)(3) of the Internal Revenue Code.

Article 4: Manner Of Appointing Directors

Directors shall be appointed in the manner set forth in the bylaws. Directors may be removed and the vacancies shall be filled in the manner provided by the bylaws.

Article 5: Initial Directors

The directors named in these articles shall serve as initial directors for the ensuing year, or until the first meeting of the corporation, and any vacancies before then shall be filled in the manner set forth in the bylaws.

President

Jordan Richmond
22 Fir Trail Dr.
Ocala, FL 34472

Director

Josh Gresham
403 Brown Bark Ln.
Gibsonville, NC
27249

Director

Richard
Meachum 704
East Drew St.
Plant City, FL
33563

Article 6: Initial Registered Office And Agent

The name and street address of the Initial Registered Agent of the corporation is as follows:

Jordan Richmond 22
Fir Trail Dr.
Ocala, FL 34472

Article 7: Incorporator

The name and address of the Incorporator is:

Jordan Richmond 22
Fir Trail Dr.
Ocala, FL 34472

Article 8: Members

This corporation shall not have members.

Article 9: Term And Dissolution

The date of commencement of corporate existence shall be when these articles have been filed with the Department of State and approved by it and the respective filing fee has been paid; the term for which the corporation is to exist shall be perpetual.

In the event of dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Article 10: Non Profit Organization

No part of the net earnings of the corporation shall ever inure to the benefit of, or be distributable to its members, directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in article 3. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on: (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law or: (b) by a corporation, contributions to which are deductible under Section 170(c) of the Internal Revenue Code of 1986 or the corresponding provisions of any future United States Internal Revenue laws.

Article 11: Bylaws

The first bylaws of the corporation shall be adopted by the board of directors and may be amended, altered or rescinded by the board of directors in the manner provided by such bylaws.

Article 12: Amendments To Articles Of Incorporation

These articles of incorporation may be amended in the manner provided by statute or in the following manner:

Every amendment shall be approved by the board of directors.

I, THE UNDERSIGNED INCORPORATOR, for the purposes of becoming a corporation not for profit under the provisions of the laws of Florida, do make and affix my signature to acknowledge and file in the office of the Secretary of State these articles of incorporation.

Jordan Richmond

Date

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Jordan Richmond

Date

**BYLAWS
OF
BASECAMP VENTURES INC**

The name of the organization is Basecamp Ventures Inc. The organization is organized in accordance with the Florida Not For Profit Corporation Act, as amended. The organization has not been formed for the making of any profit, or personal financial gain. The assets and income of the organization shall not be distributable to, or benefit the trustees, directors, or officers or other individuals. The assets and income shall only be used to promote corporate purposes as described below. Nothing contained herein, however, shall be deemed to prohibit the payment of reasonable compensation to employees and independent contractors for services provided for the benefit of the organization. This organization shall not carry on any other activities not permitted to be carried on by an organization exempt from federal income tax. The organization shall not endorse, contribute to, work for, or otherwise support (or oppose) a candidate for public office. The organization is organized exclusively for purposes subsequent to section 501(c)(3) of the Internal Revenue Code.

**ARTICLE I
MEETINGS**

Section 1. Annual Meeting . An annual meeting shall be held once each calendar year for the purpose of electing directors and for the transaction of such other business as may properly come before the meeting. The annual meeting shall be held at the time and place designated by the Board of Directors from time to time.

Section 2. Special Meetings . Special meetings maybe be requested by the President or the Board of Directors. A special meeting of members is not required to be held at a geographic location if the meeting is held by means of the internet of other electronic communications technology in a manner pursuant to which the members have the opportunity to read or hear the proceedings substantially concurrent with the occurrence of the proceedings, note on matters submitted to the members, pose questions, and make comments.

Section 3. Notice . Written notice of all meetings shall be provided under this section or as otherwise required by law. The Notice shall state the place, date, and hour of meeting, and if for a special meeting, the purpose of the meeting. Such notice shall be mailed to all directors of record at the address shown on the corporate books, at least 10 days prior to the meeting. Such notice shall be deemed effective when deposited in ordinary U.S. mail, properly addressed, with postage prepaid.

Section 4. Place of Meeting . Meetings shall be held at the organization's principal place of business unless otherwise stated in the notice. Unless the articles of incorporation or bylaws provide otherwise, the board of directors may permit any or all directors to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all directors participating may simultaneously hear each other during this meeting. A director participating in a meeting by this means shall be deemed to be present in person at the meeting.

Section 5. Quorum . A majority of the directors shall constitute at quorum at a meeting. In the absence of a quorum, a majority of the directors may adjourn the meeting to another time without further notice. If a quorum is represented at an adjourned meeting, any business may be transacted that might have been transacted at the meeting as originally scheduled. The directors present at a meeting represented by a quorum may continue to transact business until adjournment, even if the withdrawal of some directors results in representation of less than a quorum.

Section 6. Informal Action . Any action required to be taken, or which may be taken, at a meeting, may be taken without a meeting and without prior notice if a consent in writing, setting forth the action so taken, is signed by the directors with respect to the subject matter of the vote.

ARTICLE II DIRECTORS

Section 1. Number of Directors . The organization shall be managed by a Board of Directors consisting of 9 director(s).

Section 2. Election and Term of Office . The directors shall be elected at the annual meeting. Each director shall serve a term of 3 year(s), or until a successor has been elected and qualified.

Section 3. Quorum . A majority of directors shall constitute a quorum.

Section 4. Adverse Interest . In the determination of a quorum of the directors, or in voting, the disclosed adverse interest of a director shall not disqualify the director or invalidate his or her vote.

Section 5. Regular Meeting . The Board of Directors shall meet immediately after the election for the purpose of electing its new officers, appointing new committee chairpersons and for transacting such other business as may be deemed appropriate. The Board of Directors may provide, by resolution, for additional regular meetings without notice other than the notice provided by the resolution.

Section 6. Special Meeting . Special meetings may be requested by the President, Vice-President, Secretary, or any two directors by providing five days' written notice by ordinary United States mail, effective when mailed. Minutes of the meeting shall be sent to the Board of Directors within two weeks after the meeting. A special meeting of members is not required to be held at a geographic location if the meeting is held by means of the internet or other electronic communications technology in a manner pursuant to which the members have the opportunity to read or hear the proceedings substantially concurrent with the occurrence of the proceedings, note on matters submitted to the members, pose questions, and make comments.

Section 7. Procedures . The vote of a majority of the directors present at a properly called meeting at which a quorum is present shall be the act of the Board of Directors, unless the vote of a greater number is required by law or by these by-laws for a particular resolution. A director of the organization who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless their dissent shall be entered in the minutes of the meeting. The Board shall keep written minutes of its proceedings in its permanent records.

Section 8. Informal Action . Any action required to be taken at a meeting of directors, or any action which may be taken at a meeting of directors or of a committee of directors, may be taken without a meeting if a consent in writing setting forth the action so taken, is signed by all of the directors or all of the members of the committee of directors, as the case may be.

Section 9. Removal / Vacancies . A director shall be subject to removal, with or without cause, at a meeting called for that purpose. Any vacancy that occurs on the Board of Directors, whether by death, resignation, removal or any other cause, may be filled by the remaining directors. A director elected to fill a vacancy shall serve the remaining term of his or her predecessor, or until a successor has been elected and qualified.

Section 10. Committees . To the extent permitted by law, the Board of Directors may appoint from its members a committee or committees, temporary or permanent, and designate the duties, powers and authorities of such committees.

ARTICLE III OFFICERS

Section 1. Number of Officers . The officers of the organization shall be a President, a Treasurer, and a Secretary. Two or more offices may be held by one person. The President may not serve concurrently as a Vice President.

President/Chairman. The President shall be the chief executive officer and shall preside at all meetings of the Board of Directors and its Executive Committee, if such a committee is created by the Board.

Secretary. The Secretary shall give notice of all meetings of the Board of Directors and Executive Committee, shall keep an accurate list of the directors, and shall have the authority to certify any records, or copies of records, as the official records of the organization. The Secretary shall maintain the minutes of the Board of Directors' meetings and all committee meetings.

Treasurer/CFO. The Treasurer shall be responsible for conducting the financial affairs of the organization as directed and authorized by the Board of Directors and Executive Committee, if any, and shall make reports of corporate finances as required, but no less often than at each meeting of the Board of Directors and Executive Committee.

Section 2. Election and Term of Office . The officers shall be elected annually by the Board of Directors at the first meeting of the Board of Directors, immediately following the annual meeting. Each officer shall serve a one year term or until a successor has been elected and qualified.

Section 3. Removal or Vacancy . The Board of Directors shall have the power to remove an officer or agent of the organization. Any vacancy that occurs for any reason may be filled by the Board of Directors.

ARTICLE IV

CORPORATE SEAL, EXECUTION OF INSTRUMENTS

The organization shall not have a corporate seal. All instruments that are executed on behalf of the organization which are acknowledged and which affect an interest in real estate shall be executed by the President or any Vice-President and the Secretary or Treasurer. All other instruments executed by the organization, including a release of mortgage or lien, may be executed by the President or any Vice-President. Notwithstanding the preceding provisions of this section, any written instrument may be executed by any officer(s) or agent(s) that are specifically designated by resolution of the Board of Directors.

ARTICLE V
AMENDMENT TO BYLAWS

The bylaws may be amended, altered, or repealed by the Board of Directors by a majority of a quorum vote at any regular or special meeting. The text of the proposed change shall be distributed to all board members at least ten (10) days before the meeting.

ARTICLE VI
INDEMNIFICATION

Any director or officer who is involved in litigation by reason of his or her position as a director or officer of this organization shall be indemnified and held harmless by the organization to the fullest extent authorized by law as it now exists or may subsequently be amended (but, in the case of any such amendment, only to the extent that such amendment permits the organization to provide broader indemnification rights).

ARTICLE VII
DISSOLUTION

The organization may be dissolved only with authorization of its Board of Directors given at a special meeting called for that purpose, and with the subsequent approval by no less than two-thirds (2/3) vote of the members. In the event of the dissolution of the organization, the assets shall be applied and distributed as follows:

All liabilities and obligations shall be paid, satisfied and discharged, or adequate provision shall be made therefore. Assets not held upon a condition requiring return, transfer, or conveyance to any other organization or individual shall be distributed, transferred, or conveyed, in trust or otherwise, to charitable and educational organization, organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, of a similar or like nature to this organization, as determined by the Board of Directors.

Certification

Jordan A. Richmond, President of Basecamp Ventures Inc, and Richard Meachum, Secretary of Basecamp Ventures Inc certify that the foregoing is a true and correct copy of the bylaws of the above-named organization, duly adopted by the initial Board of Directors on September 01, 2018.

This Non-Profit Bylaws is executed and agreed to by:

Jordan A. Richmond

Jordan A. Richmond
jordan@basecampministries.org
November 30, 2018 at 07:00 pm
Recorded at IP 73.67.124.83

Richard Meachum

Richard Meachum
jordan@hireadventure.com
November 30, 2018 at 07:02 pm
Recorded at IP 73.67.124.83

Scan this code with your
smartphone to manage
your Non-Profit Bylaws
online.



Alachua County Camp McConnell

Purchase Offer

Statement and offer to purchase Camp McConnell

Version 3

December 11, 2018



Submitted By:

Jordan A. Richmond
Basecamp Ventures
2505 NW 71st Place
Gainesville, FL. 32653

Intent for Purchase of McConnell Property

This proposal shall serve as the formal offer of purchase for the Camp McConnell property by Basecamp Ventures Inc. As we have stated in our previous statement of interest, we intend to utilize the property in the capacity of a year round camp and conference center, environmental education facility, community outreach institute, and wilderness training center. We have every intention of preserving the land, natural eco-systems, property, and history of McConnell. We see this as an opportunity to enhance the wilderness and environmental education of Alachua county residents as well as to preserve a institute of camping that has served as a mecca in the community for many decades. We thrive to maintain a partnership with the community and commission to not only preserve and maintain the property, but best serve the environmental needs of the acreage as well.

It is our vision to make an offer for the purchase of the entire acreage of Camp McConnell and enter into a land conservation agreement/partnership with Alachua county over the agreed upon pockets of wetland, gopher tortoise populations, and various other natural resource areas of the property. We want to be clear from the start that this offer to purchase the property is as is. We want to take on full ownership swiftly and as the property stands. We don't need due diligence, we don't need assessments, land inspections, appraisals, nothing. We are interested in the property in its entirety and current present condition.

Environmental Value and Preservation

The McConnell property offers a tremendous environmental value to the Alachua County community. As a natural teaching habitat, we envision an active arena for academic study, environmental science, nature based learning, recreation, camping, permaculture studies, horticulture, Farming, and more. This property is a plethora of eco-educational opportunities and we plan to design and implement programs throughout the Alachua county region and beyond. In addition to teaching programs we envision an atmosphere of exploration, hiking, nature based therapy, wilderness medicine training, flora and fauna resource center, and combatant of Nature Deficit Disorder. It is at the base culture and mission of Basecamp Ventures that we expose our participants to nature, environment, and outdoor pursuit in order to enhance their love, respect, understanding, and knowledge of the natural world. By calculated, specific, and well crafted nature programming we will be able to create the ultimate partnership between user and atmosphere. We are determined to make the McConnell property one of the leading environmental resource centers on the nation. We want to put Alachua County on the forefront of eco-environmental education and programming.

Furthermore, we believe that the preservation of the natural habitat is quintessential to the future of the McConnell property. the vast amount of environmental difference, ecosystems, biology, flora& Fauna, wildlife, and natural systems create a true opportunity for preservation

and protection. It is at the core of our interest in this property to work with the county and establish a robust land conservation agreement and management plan to preserve the acreage for many, many decades to come and beyond. We believe that this unique property creates a true learning environment for Alachua County and thrive to make every decision with the protection of the property and natural habitats at the forefront. This is our pledge. We will protect and preserve the land with every action that we take. We plan to create an environmental use agreement which states that philosophy in full.

Community Stewardship and Partnership Plan

Is is our plan to work in conjunction with Alachua County to create a Conservation Management agreement and a land use policy that forever protects the McConnell property and all of its various ecosystems. It is our intention that members of each team work in tandem to create the ideal management plan which best identifies the pockets and areas of the land that need to be covered, managed, protected, and preserved.

We want to make an offer to purchase the entire property and utilize the existing buildings, structures, and facilities for the purpose explained both above and in our attached statement of interest proposal. In addition we plan to utilize the wetlands, tortoise populations, flora and fauna areas, and vast ecosystems to teach, train, and study ece-education, biology, environmentalism, and more. We aim to work closely with the county to establish the confines and requirements of the land management agreement and land conservation easements on these areas, and then take on the management accordingly.

We will be stewards of the land and preserve the nature, intention, and history of the McConnell property and all of its various attributes. In addition, we will work closely with the county to develop a plan for future growth, expansion, building additions, and other potential improvements to the property. In saying this we mean that we will identify the areas alongside the county team where future construction is allowed as well as the areas where no expansion is possible. We will take into account all wetland, ecology, nature restrains, and various other elements defined by the joint team. We believe this approach creates a true partnership between Alachua County and ourselves as the hopeful land owner. We are certain that we can achieve this joint plan in a swift and timely manor and be able to operate as agreed.

Offer of Purchase

Basecamp Ventures is hereby formally making an offer to purchase the Camp McConnell property in its entirety as is. We believe that it is imperative that the property transfer ownership in a timely fashion for the following reasons:

1. We feel that the camp has been empty for far too long. This coming summer will be its fourth year with no campers, and its second year with zero programming. There are buildings, structures, resources, facilities, and equipment that are currently sitting empty and untouched. We have noticed that several of the buildings are unlocked, that many have bicycles outside of them that come and go, that many of the structures are starting to show signs of damage and depreciation, and that there is a strong potential for vandalism and misuse of property. This is in no way pointing fingers, nor blaming the county. The fact is that while the property has not been utilized it has been left open to a multitude of hurdles and challenges. It is essential that ownership change hands in order to create a 24/7 year round utilization and oversight plan for the property. We believe that this is a very urgent matter and continued depreciation of the property will only be the foreshadowing of other major negative ramifications. It is our plan to take over the property swiftly and in an organized fashion. We will be working and living on the property and centrally focused on the revitalization, growth, and programming of McConnell.
2. It is our vision that the McConnell property can be in full operation as an active summer camp and conference center by the summer of 2019. In order to best do that we need to gain ownership prior to the end of the 2018 calendar year. There are many reasons for this swift acquisition timeline.
 1. **Renovations and Oversight.** We need to quickly develop and implement a property and structural renovation plan to include but not limited to repair, cleaning, grounds work, pool restoration, roofing repair, and various other areas of upkeep. We also need to implement a property maintenance and supervision plan. This needs to be in place asap. We have done the preliminary work in this area with a team of contractors, engineers, landscape architects, and advisors to best create a beginning budget for the rehab, renovation, and capital enhancements/upgrades to the property. You will find our initial budget attached in the appendix of this proposal.
 2. **Program design and implementation.** We will need ample time as a team to create, design, structure, and fine-tune our daily, weekly, monthly, and annual programming. This will include design, staffing, curriculum, purchasing, certifications, etc. We will need to demo programs, and create a user base. This will take time...hence the need to fast transition of ownership.
 3. **Staffing.** We will need to ensure that all aspects of HR and staffing are solidified and in place. We will need year round and seasonal employees. We also plan to have a strong internship program and are currently working on this partnership with various universities. In order to have a full staff in place by May of 2019, we need to start the hiring and marketing process in January. This is essential to gain access to the magnitude and professional level of staff we require in a timely manner. In addition, we will need to hold a multitude of trainings and certification courses. Just a few are food handler, ropes course, emt, wilderness medicine, lifeguarding, car, and various other certifications.
 4. **Marketing.** In order to properly build a year round summer camp and conference center, marketing is the key. We will need to have branding, design, marketing and

media campaigns set and in place. This will be one of the larger elements of this project. The sooner we can gain ownership of the McConnell property the better. Ideally we want to take ownership before the years end so that we can hit the ground running as of January 1st, 2019 or before.

Basecamp Ventures hereby formally makes an **initial** offer if \$500,000 for the as is purchase of the McConnell property in its entirety. We believe that in the current state this is a fair market value for the property and look forward to sitting down together to further discuss this offer. We believe this is a fair starting offer and firmly feel that we can reach a mutually agreed upon sale price with Alachua County.

We very much want to see this transaction happen and believe that we are the ideal future owners of the property. We believe our collective background, education, experience, and aptitude makes us the perfect owner and operator. We look forward to your swift and timely decision. As with any acquisition we understand there will be negotiated items and points along the way. We are fully willing, capable, and ready to enter into these discussions and define the mutually agreed upon final sale package.

In addition, we would like to explore and inquire as to whether there may be any grant or land surplus possibilities for the property. We are aware that in the past the county has surplussed and given land to organizations. We are wondering if this is a possibility with this transaction of the McConnell property. The bottom line is that we are 1000 percent committed to the transformation, revitalization, and operation, and most importantly ownership of the McConnell property.

Breakdown of Estimated First Year Expenses

We have committed the past five years to the development, market research, and sustainability/feasibility of our business plan for this property. We have worked with a tremendous team of advisors to develop and cultivate the ideal plan for the long term success of both Basecamp Ventures and the McConnell Property project. In creation of this highly executable and sustainable plan we have research based estimated start up expenses as well as annual budget/growth projections and long term forecasting. Included in this offer are three phases of expense. Phase one is the purchase, phase two is the renovations/restorations and operations, and phase three is capital expansion. We have a full breakdown of budgets, formatting, expense/revenue, and various other forecasting reports which can be shared if required.

<u>Phase One</u>		
Purchase of Property * Starting Offer	500,000	
Line Total		500,000

Phase Two		
Renovations/Repair		
Roofing	50,000	
Pool	35,000	
Painting	20,000	
AC/HVAC	50,000	
Bus	10,000	
Green House	5,000	
Parking Lot Surfacing	30,000	
Line Total		200,000
Restorations		
Lake	100,000	
Horse Stables	60,000	
Barn	40,000	
Line Total		200,000
Upkeep/Cleaning		
Cabins/Structures	15,000	
Landscaping	50,000	
Mold/Bacteria	15,000	
Line Total		80,000
Permitting		10,000
Certifications		10,000
Marketing		100,000
Operational		250,000
Phase Two Total		850,000

<u>Phase Three</u>		
Capital Enhancements		
Dining Hall	250,000	
Office	100,000	
Ropes Course	100,000	
Residence	100,000	
Tractors	50,000	
Gators	50,000	
Vehicles	100,000	
Line Total		750,000

Facility Use and Program Goals

As we have outlined in our statement of interest proposal we have a detailed plan for the programs and facility usage on the McConnell property. Basecamp Ventures has put extensive research, market comparison, and industry trend exploration into this proposal. We believe that our previously submitted statements speak tenfold to our plans for this project and our ownership. We do want to take a moment and highlight some key areas that we plan to focus on in the initial phases of programming development.

Basecamp Ventures is committed to seeing this property used to develop programs that support cultural, educational, recreational, and social services. As a year round camp and conference center we are committed to becoming an epicenter in the community. A place where people of all ages, demographics, socio-economic, educational, and philosophical backgrounds are welcome. We see ourselves as a major partner in the Alachua County area and beyond. Again, our previously submitted materials speak to this in more detail but we will forever thrive to become the robust organization that serves all.

We take the environmental and ecological aspects of this property with the highest level of respect and commitment. We are driven by the ability to use these areas of the property to teach, problem solve, explore, and enhance education. We will center our daily programming around nature and its importance. In our lives. Our participants will learn, grow, glean, and

engage in nature based ecology driven education. We will help foster the naturalistic learnings style while we thrive to create active environmental stewards. In addition, we will work with our local, state, and national partners to enhance outdoor education in the greater Alachua County area.

The new vision for the McConnell property will be one of environmental, educational, cultural, and adventure based education. We will constantly thrive to enhance the mind, body, and soul of our participants through meaningful, driven, and environmentally centered programming.

Demonstration of Funding

Basecamp Ventures is fully prepared to make this offer and has a sound financial base. We are a well working organization and maintain a solid financial stance. We have full board authority and are prepared to make a swift cash offer. In addition, we have the backing and financial plan to fully operate and maintain the property and all of its assets.

Not only are we able to make the cash offer, but we have the means to continue and fund this project both prior to generating income and beyond.

Upon acceptance of the purchase offer we are prepared to hand over a full cash payment.

Purchase Agreements

We very much want this acquisition. We have been actively involved in this process from the first mention of the auction by the Palm Beach YMCA. We believe so much in the power of that property. As we have elaborated on many times in through out our presentations, proposals, and board speaking we are centered in bringing outdoor environmental engagement to Alachua county and beyond.

We have given thought to transitions and timeframes.

Due Diligence Period:

We do not require a due diligence period. We would like the property as is. We do not require inspections, appraisals, assessments, or anything of the sort. We are committed to the full transference of the property and believe that time is of the essence. It is very important to Basecamp Ventures that we fully secure this property by December 31st, 2018 so that we can hit the ground running by the start of the 2019 calendar year.

County Transition/Conservation Agreements:

We would like to agree upon a 30 day transition/conservation agreement period between Basecamp Ventures and Alachua County. During this time we envision accounts, securities, titles, keys and such changing hands. In addition this is the time period in which both parties will meet to address, explore, discuss, and establish all boundaries and management areas of the property. We will work together to establish all conservation areas and agreements. Again, it is our hope to secure the property by the end of 2018 and to have this agreement of land management, conservation, and protection in place and agreed upon by no later than January 31st, 2019. That said, we confidently believe that this can happen prior to the end of 2018 as well. As both parties have already studied and prepared conservation plans it should be a matter of just meeting and agreeing upon the best approach. We would like to see the entire transaction complete in full by January 31st, 2019. Again, we are prepared to make a full cash payment upon acceptance of this offer.

Continued Stewardship

We believe that this purchase is also a partnership. We want to create a partnership with Alachua County in effort to forever protect this beautiful parcel. Part of the land use and management agreement will contain a continued stewardship agreement and conservation plan. These will be put in place to establish a land protection and operational guidepost agreement which will be lasting. In addition, we would like to extend a term position on our board to a member of the county. This will allow for county insight, feedback, and potential partnership to prosper. Furthermore it will enhance the bond we are committed to making between Basecamp Ventures and Alachua County.

Growth Plan:

As with any venture there is a growth plan for the property. We have a detailed plan for this project and benchmark guideposts. We have plans to expand the overnight capacity, increase the dining hall size, add program areas, restore the horse stables, and many, many more elements of the property. We also have a thorough plan for program, economic, educational, and environmental education growth. We will gladly communicate these steps with the county and welcome input guidance, and feedback along the way.

Operational Agreement:

We have a sound operational plan which is fully ready to execute. Along with the approval of our offer we are more than willing to provide our operational plan. Whether this is the sale of the property or the county granting it to Basecamp Ventures we are planning to share our vision, process, and operational commitments. We want this to be an acquisition in which the county fully sees the value they are receiving in turning the property over to Basecamp Ventures. We are beyond committed to the success and growth of the McConnell property. We

will stand behind our work and commit ourselves to improving the natural, educational, programatic, and physical structure of the acreage.

Branding and Message

As we venture into this partnership it is essential to position the proper branding and message for Alachua County. We are 100% committed to making the county look like superheroes with the sale and/or grant of the property to Basecamp Ventures. We have gone on record many times with our position of gratitude to Alachua County for saving this beautiful tract of property during the YMCA auction. The county had the foresight to protect McConnell and ensure through purchase that they could protect its future use. Brilliant. Such a testament to Alachua Counties Commissioners and their love for both land and citizens. Bravo. We also believe wholeheartedly that in the sale of this property to Basecamp Ventures Alachua County will be ensuring that there is a lasting, safe, eco-educational adventure center in the county where ever child, every family, and every individual will be welcomed. We will be stewards for both the land and property as well as the county. This is a huge partnership in brand delivery and message for both the county and Basecamp Ventures. We are tremendous fans and will continue to position the importance and dedication of Alachua County for decades to come. By transferring this property to Basecamp Ventures you are forever ensuring that this property will be used in the best ways in respect to culture, education, adventure, and conservation. This is a sound move. We are the organization that was destined to own and operate the McConnell property. We could not be more excited.

We are very eager to embark on this journey with such a tremendous forward thinking county and commissioner team. In addition to branding we believe that this is a partnership which can maintain civic relations as well. There is a magnitude of potential for program partnership and possible facility sharing. We would love to engage in this conversation once the offer is accepted. Again, we could not be more excited.

Restatement of Offer and Closing

In closing we want to first of all formally restate our offer. Basecamp Ventures hereby formally makes an **initial** offer if \$500,000 for the as is purchase of the McConnell property in its entirety. We believe that in the current state this is a fair market value for the property and look forward to sitting down together to further discuss this offer. We would like to ask the board to consider this Proposal of Purchase in conjunction with our previously submitted Statement of Interest and make a swift decision. We truly would like to see this transfer of the McConnell property from Alachua County to Basecamp Ministries on or before December 31st, 2018. We are in full belief that we are the ideal organization to take over ownership and operations of the property. We have invested decades into the design, operational values, and principles of our agency as well as years into the McConnell project. We are fully ready, able, an eager to begin this partnership with the county.

We ask that you take our offer under the strongest consideration and make a timely decision.
Thank you for your time and consideration in this matter and we look forward to the next steps.

Respectfully,



Jordan A. Richmond
President and Founder

Basecamp Ventures
352.480.9727
jordan@basecampventures.org

Alachua County Camp McConnell

Statement of Interest

RFI # 18-24 Request for statement of interest (RFI)
for the use and operation of Camp McConnell

February 14, 2018



Submitted By:

Jordan A. Richmond
Basecamp Ventures
2505 NW 71st Place
Gainesville, FL. 32653

Organizational Overview

Basecamp Ventures is a wilderness based organization dedicated to the preservation, conservation, and exploration of the great outdoors. We work diligently to expose our participants to all of the magnificent glory that nature has to offer. We provide experiential education at the intersection of nature and culture. It is our goal to create a hands on experience in the outdoors which not only engages the participant through environmental stewardship, eco-education, and value based curriculum; but also provides the user with a heightened sense of recreation and community growth.

Basecamp Ventures is an organization birthed from the decades of environmental, recreational, and nature based education of its founders. We are a team of outdoor enthusiasts who grew up in nature. From residential summer camping and off the grid living, to wilderness medicine, adventure education, and experiential nature programming; our team has traversed the globe in their desire to leave no stone unturned. We have come together to transcribe these decades of outdoor pursuit to a true knowledge base which can be shared with our community. It is our mission to enhance and educate Alachua and the surrounding counties, and to increase the participants love of nature preservation, outdoor recreation, and social development.

We believe in creating nature based programming which gives back to our community. We thrive on community development and enhancement. One of our main goals is to create a nature based camping and conference center which is not only open to the public, but inviting. We want to be a place where constituents of Alachua county feel a sense of familiarity, pride, and exploration. We thrive to be a place where the community can learn about nature and explore their level of adventure. Not only do we envision a camp and conference center which educates the community onsite, but also one that helps bring environmental stewardship and value based education offsite. We strive to work with schools, community centers, and youth development organizations in order to create a more cohesive culture of nature preservation.

In addition, Basecamp Ventures stands behind the importance of preparation, health, and safety. We will offer dozens of courses across the spectrum of wilderness safety and education. From Wilderness medicine courses and aquatic safety, to conflict resolution and formalized problem solving; it is our goal to provide the community with the tools needed to confidently travel in the great outdoors. Our team of educators and facilitators will not only teach these courses onsite, but also through direct partnership in the surrounding communities. We believe at our core that it is essential to every nature activity to have properly trained responders. With the national shortage of wilderness responders we believe it is in our very basic essence to help combat this issue. The Florida Trail is very near and dear to our operational programming and through a joint

effort with The Wilderness Medicine Institute, Leave No Trace Camping, and Outward Bound we are working to radically increase the numbers of trained responders.

Basecamp Ventures is committed to getting children and families outdoors, connecting hands on education and nature, and teaching environmental appreciation and stewardship. Our mission is quite simple; To enhance appreciation, respect, and knowledge for nature while teaching leadership, team dynamics, cooperation, and value-based principles. We achieve this mission through adventure based education, camping, hiking, eco-education, and all other aspects of the wilderness arena. We connect participants, communities, and nature in effort to create a more meaningful and nature centered society.

Leadership

With over thirty years of residential camping and conferencing experience, Jordan Richmond is the President and Founder of Basecamp Ventures. He has a solid background in nature based education and has held instructor certifications from The American Red Cross, The Wilderness Medicine Institute, The National Outdoor Leadership School, Outward Bound, and the Leave No Trace Institute for Environmental Stewardship. Richmond holds a Masters Degree in Creative Studies, Formal Problem Solving, and Change Management. He has worked with dozens of fortune 500 companies as a leadership consultant and has had the privilege of working with dozens of summer camps in all aspects of leadership. Mr. Richmond is the founder of a camp consulting agency and has worked on assignment across the residential and day camp industries for over two decades. Building camps is second nature to Mr. Richmond. He has held board positions with The Association for Experiential Education, The American Camp Association, and The Nature Conservatory. In addition, he is the former Executive Director of YMCA Camp McConnell and knows the property like the back of his hand. He is also a Standards Visitor/Instructor for the American Camp Association and has previously certified the accreditation process for dozens of camps, as well as personally building five Nationally Accredited ACA Camps from vision to execution. He is a former Rabbi and a converted Christian Pastor. He holds a Master Trainer Certification from the Institute for Professional Excellence in Coaching and is an ICF Master Class Executive Coach. Jordan is a father of four beautiful children; Kayden, Elijah, Benjamin, and Eden and married to the love of his life Samantha. It is with extreme honor and excitement that Mr. Richmond leads Basecamp Ventures. He wakes up everyday with the goal of connecting people with nature and teaching them to grow and explore their full potential.

Project Goals

1. The creation of a year round eco-education summer camp and conference center facility on the previous Camp McConnell property.
2. Total preservation of the natural, ecological, and environmental elements of the Camp McConnell property through the creation of a lasting conservation easement.
3. To provide Alachua county with an environment which will enhance recreational, educational, ecological, and cultural services.
4. To enhance the local economy through the creation of community programs, recreational services, job creation, and educational opportunities.
5. To fully minimize the taxpayer burden through the purchase and procurement of the Camp McConnell property.

Formal Statement of Interest

It is the intention of Basecamp Ventures to make an offer for the complete purchase of the Camp McConnell property from Alachua County. We believe we have a solid plan for the use and execution of the acreage and fully stand behind our abilities, education, and experience to make this one of the premier eco-education camp and conference centers in existence. Our recommendation for the property is the full sale of the land and all elements found within. As we are the current next door neighbor to the property we have a vested interest in the area, community, and preservation of the natural environment. We are interested in either the purchase of the entire property or the purchase of the southern half of the property with a long term agreement to utilize and manage the remaining northern acreage. We have included a map of this division of acreage with our proposal. It is our belief that the county did a wonderful service to the community by securing this property from the YMCA. This was a strategic move to both preserve the property as well as take hand in the future use of the property. We are very grateful for the involvement that Alachua County took with this camp. Now is the time to best determine how it shall be utilized moving forward. There are certainly several possibilities. As you have defined in the paperwork released to obtain these statements of interest, everything from selling the property to leasing and contracting management to run the property are currently on the table. We don't just believe the sale of the property is the best choice because it's what we are interested in, but also for the future of the property and community involvement. As a private entity we believe we can create a program center which will attract the community year round without creating a cost burden on the county. We believe we can create a center where the Alachua residents will enjoy recreation, ecology, nature, and education. We will put all of our energy, resources, and abilities into laser focusing on the success, preservation, and continuance of Camp McConnell. This is our core, our mission, our purpose. We firmly stand behind our recommendation to sell the property. We believe that we are the ideal candidate to take over this magnificent camp. In simplicity, we are interested in the following possibilities:

1. The complete purchase of the Camp McConnell Property in its entirety.
2. The complete purchase of the southern half of the property in accordance to the provided acreage division map, along with a long term management/lease agreement for the utilization and oversight of the remaining northern acreage.

We are also suggesting that the purchase of the property is accompanied with a land conservation agreement. This conservation agreement should forever preserve the property to be used as a eco-education summer camp and conference center. We believe at our core that this purchase opportunity must have at its heart the preservation of the environmental, natural, and historical elements of the camp. It should be preserved and it is in our mission to do just that. We do not want to see this property

transform into something that its not, nor do we want to destroy the beautiful environmental features of the land. This is a summer camp and conference center today and it should remain that way with the purchase of the property. Along with our offer to buy Camp McConnell is the promise to work with the county to create a full land conservation agreement which is achievable and amicable to both parties.

Here at Basecamp Ventures we have several strive points and goals for the future use and acquisition of the Camp McConnell property. We would like to first and foremost pledge our loyalty and appreciation for Alachua County and Central Florida. We have a long history in the area and truly believe it's an amazing county with tremendous love and respect for nature preservation. Our benchmark goals and strive points for the property are as follows:

1. We strive for the establishment of a year round eco-education camp and conference center with connection to schools, universities, county programs, and community. This will be a place where people of all walks of life come to experience nature and community interaction. We see this property as nature based community center where participants can explore their adventure spirit, learn about the environment, gain eco-education, and much more.
2. We strive to create a cohesive eco-education program which connects with elementary, middle, and high schools providing hands on nature and stem education. We have a long history in the L.I.F.E. program and have been one of the founding members and largest supporters since its implementation. In previous camps we have developed science education programming which lead to school system wide mandated field trips to our properties. The Camp McConnell Outdoor center is an ideal location to teach children about environmental science, biology, and chemistry. We strive to create top end science programming in partnership with our area school systems.
3. We strive to create a low cost community learn to swim program in partnership with the American Red Cross. It is our belief that anyone who wants to learn to swim should not be held back due to cost. It is our goal to work with our sponsors and major gift donors to substantially offset the cost of swim lessons. We have a team of instructors and strive to help all citizens of Alachua county achieve affordable low cost swim lessons. If possible we aim to create a fully subsidized free community learn to swim program. The Camp McConnell property has a wonderful pool which lends itself to all levels of swim instruction. We are certified to teach everything from Infant Survival Rescue courses to advanced lifeguarding methodology. This is a major goal.
4. We believe that no child shall ever be turned away from summer camp due to economic constraints. It is our goal to create a scholarship program with a financial aid application process which allows those in need to receive the

appropriate aid. We will work diligently in our year round programming costs to create the proper margins to help offset the funding needs of our scholarship program. In addition, it is our goal to do several fundraisers annually to help support this amazing program. Our true goal is "No Child Left Inside". We are currently working with the American Camp Association to establish a national scholarship drive to support getting more children into the Florida wilderness.

5. We believe in the community. A central goal of Basecamp Ventures is to create a safe environment in which the community can explore nature. While we will have year round programs in the areas of camping, education, aquatics, retreats, conferences, and events; we will also strive to create open community days designed to allow the Alachua residents the opportunity to explore the McConnell property at no cost. Several times a year we aim to hold community appreciation events, offer free programming, allow the community to campout, hike, swim, etc. This is not a marketing gimmick; but a chance to further grow our connection and relationship with Alachua residents. This is essential. In addition, we believe that we are only as strong as our community. We strive to help bring nature appreciation, team building, ecology, and camping to the community. We strive to be involved in community events, support schools and communities, and help enhance our community parks and recreation programs. In a nutshell; we strive to not only bring the community to the property, but more importantly bring our nature based programming to the community.
6. With decades of education and training in leadership development, problem solving, business coaching, and change management it is our goal to help area businesses achieve leadership greatness. Through working with our skilled leadership coaches and team building experts we strive to create programs which help businesses achieve their individual goals. The McConnell property has a tremendous challenge course and we plan to expand that area of the property. We are certified high ropes builders as well as master practitioners in Challenge course technology with full accreditation for the Association for Challenge Course Technology and The Association for Experiential Education. It is our goal to take this program component and create both an onsite leadership institute as well as offsite leadership seminars. We will create programs that allow businesses to achieve the next level of leadership and group dynamic needed to reach their goals. We aim to launch a true leadership education center for Alachua County. One with opportunity for everyone. We stand behind this goal and strive to help our local leaders grow.
7. Over the years we have worked with several homeschool associations to enhance the outdoor recreation component of their programming. We believe that all children should have ample time in the outdoors through both formalized and self driven free play. Studies show that lack of time in the outdoors can be

very detrimental to the development of a child. The McConnell property lends itself to helping thousands of children get hands on exploration in nature. It is a major goal of ours to provide an outdoor component to homeschool education. We aim to work hand in hand with the local homeschool associations to provide everything from nature play to team sports. Many of these associations gain this component through the County school systems, however there are still many many children left with this need. We aim to be there for any child that needs outdoor play.

8. It is our ultimate goal to create a premiere summer camp and conference center in Alachua County. We believe this will enhance the community and create a center for outdoor education and value-based development. Our model which we will get into later in this presentation has traditional residential and day camp during the summer, as well as trip and travel and teen programming. We also see a camp with spring break, winter camp, and schools out programming. We plan to have a camp for ages 6-15 with the ability to work as a junior counselor at 16 and join the staff as a senior counselor at age 18. We envision a camp with a mixture of traditional cabin based programming in tandem with tent based and remote camping opportunity. We will explore and examine nature and utilize the vast ecosystems on the McConnell property to develop an environmental youth certification program. We believe it is essential to train children to take care of the environment; this property in particular sets the bar for such a goal. As long time members and past board members of the American Camp Association we will build all programming in ACA standard. As a senior ACA Visitor it is on the forefront of my mind at all times to operate at the highest level of national safety. This will be a camp where all children are welcome. During the remainder of the year, we strive to create a nature based conference and retreat center. This will be a place where organizations of all size will come to hold events, conferences, and more. We aim to host reunions, weddings, training programs, business retreats, and more in effort to give our participants a safe haven to achieve their personal and professional goals. We will work to create a realistic pricing structure for every group and operate in tandem with our users as we create user driven programs. We will not be a menu based conference center. We see that each client is unique in their needs just as our program design specialists are unique in their approach. This will be an innovative conference center where no two programs are identical. We strive to utilize the property 365 days a year.

Operational Guideposts

Here at Basecamp Ventures we operate on a set of guiding principles. We filter every decision, interaction, and pursuit through these guideposts in effort to maintain the highest level of program quality and cohesiveness. These are listed below:

Live Life to the Fullest

Adopt a joyful spirit, celebrate life, and always be adventurous. We are here on earth to explore and embrace its natural beauty and creations. Always strive to leave no stone unturned. Seek new opportunities and venture beyond your comfort zone.

Look Out for Others

Seek ways to fulfill the needs of others. Put their needs ahead of your own, particularly those who need your help the most. Always look out for those who need protection and guidance. Be a leader amongst men and help others achieve the same.

Always Be Better

Strive to always look for ways to make everything better. Leave the world and others better than you found them. Leave no trace in nature; protect and preserve the environment.

Culture of Care

Create a culture of empathy, compassion, and care for everyone and everything under our stewardship. Always create an environment of care and respect for our customers, our co-workers, our community, and all of creation.

Be Rooted in Faith and Value

In all situations know that character, respect, responsibility, kindness, and trust are essential to every action. Recognize that it is of the utmost importance to treat one another with mutual appreciation and kindness. In all decisions seek God's guidance and trust that his will be done. Never be afraid to take risks and try new things.

The Essence of Basecamp

We operate on the idea that with every adventure one must establish the basics. One must start a foundation. One must hold the essential tools and supplies needed to successfully navigate the course of their life. In order to climb a mountain one must first set up a basecamp. In order to trek through the wilderness one must first establish a basecamp. In order to attain any level of adventure one must first ensure they have set the ground rules and have established a proper base. One must always have a strong foundation and a basecamp. We believe that nature is the true basecamp to the adventure of life. In the exploration and protection of nature one discovers much about

their foundation and purpose. Through adventure based nature education one is able to test the limits of their character and truly examine the constraints of their personal comfort zone. Nature exploration helps us step beyond the comfort zone to the growth zone. It is with this action that one establishes the basecamp for their life.

Parameters and Considerations

There are several areas of the Camp McConnell property that need careful protection and unique managerial considerations. Specifically, we are talking about the environmental, social, and economic considerations of the property. This is a tremendous opportunity and one that must be taken on with the utmost respect and protection of the property. The McConnell property has the unique potential to serve as a recreational, educational, and cultural center for Alachua County and North Central Florida. It is essential to engage the areas existing community service organizations as well as create a concrete plan to reach disadvantaged citizens and underserved communities. Alachua is a large county and has vast opportunity. It is our belief that to best provide a nature based community hub on the McConnell property attention must be given to the preservation, restoration, and further cultivation of the natural elements of the acreage. This focus will allow for a long lasting endeavor and further enhance the nature appreciation of the community.

Camp McConnell sits in a very unique spot in the county. Sitting along the protected corridor with reach towards Paynes Prairie, Lake Wauburg, and the Barr Hammock Preserve Camp McConnell has an extraordinary natural habitat and footprint. With over 200 acres McConnell is home to a magnitude of habitats. Mesic Hammocks, Basin Swamps, Freshwater Marshes, Black Gum Tree Forests, Fields, Buildings, and direct frontage on Georges Pond are just a few of the myriad of amazing elements that make up the McConnell property. It is a beautiful place that has been home to thousands of children and families since the late sixties.

Here at Basecamp Ventures we believe that in order to further preserve this wonderful property and continue to hold its place on the environmental corridor it is essential to have a plan in place to manage and enhance the environmental, social, and economic considerations of the property. We have put a great deal of thought and research into this protective plan and believe that McConnell is a property with great natural and physical benefit to the surrounding community. We have been operation in the county for a some time now and we hold a very special place in our heart for Micanopy. Not only does the preservation of McConnell benefit Alachua County and the Environmental Corridor, but also the great town of Micanopy. There is an abundance of natural beauty in the town and it is our stance that the preservation and resurrection of Camp McConnell will lead to the further growth and economic footprint of the local town. It is

simply imperative that the operation and maintenance of the Camp McConnell property result in a net improvement in the ecological, social, and economic conditions.

Environmental Considerations

As a nature based adventure organization it is essential that we are always operating in ways that protect, preserve, and restore environmental features of the land we operate on and within. We have worked to create professional relationships with several environmental stewardship organizations and plan to partner with them in the restoration and further protection of the property. We are members of the Leave No Trace Institute, The Nature Conservancy, and we work closely with the Department of Environmental Protection. In previous projects we have worked with Outward Bound International to secure land protections and conservation easements. In this section we would like to address a few of the major environmental areas of McConnell. Please see below.

Groundwater Systems

The primary goal is to preserve all wetlands on the property. We plan to have an avid environmental education program on the property which will foster hands on learning in and around the wetlands. While there will be minimal foot traffic there will be zero environmental disturbance. We will restore the natural hiking trails on the property and bring the outdoor center back to the time when there were true eco-education trails and teaching posts. This was a thriving program for McConnell in the late 90's and early 2000's which we believe with little ecological impact could be restored. In order to protect wetlands and ecology we must engage future generations to do the same. As the previous Executive Director of McConnell I developed a partnership with the University of Florida sustainability department and they were doing coursework on the property to identify natural water sources, invasive hydro plant life and ecological protection efforts. We were making great strides in this area prior to the sale of the property. In addition, we have a tremendous relationship with a major water management company in North Central Florida. They have worked with us on several properties to maintain the programming and upkeep of both public water supply and wastewater systems. I have a vast set of knowledge in this area as McConnell is the thirteenth camp I have been associated with and in no way the largest water facilities. My last camp ran a fully off the grid, drip water irrigation wastewater facility. I would reach out to our partner company and bring them on board from day one to supervise and maintain all public water sources and wastewater management. In the event of property expansion and/or improvement all needed effort would be taken to ensure the proper care of all water treatment, septic, and public water sources. We have a relationship with several environmental engineers and take all precautions to protect the environment at all cost. As we have been in the recreational camping industry for some

time now we are not strangers to land management. We take the needed steps and work with the experts in the field. In addition, we will work with our partners at the Leave No Trace Institute to certify the property as a zero impact water management facility. This means that it is operating at the highest standard of operation and leaves zero negative impact on the environment. In addition, we would like to explore ways to further the use of water in sustainable ways. As we grow the property we would strive to explore drip water irrigation, solar water heaters, rainwater irrigation, and more. It is important that we invest in the long term protection and sustainability of such an important natural resource.

Georges Pond

My relationship with the challenges and degradation of Georges Pond goes back many years. As the Former Executive Director this was an issue that was very close to my heart. I have numerous files of research, inspections, and presentations that have been given on the property over the years. I think it is imperative that Georges Pond be fully restored to its true glory and the Lake Hygrophila be eradicated. This is actually a relatively simple process. In a nutshell we will work with an environmentally safe and approved aquatic herbicide and then remove the dead plants with a water tiller after the herbicide has the proper time to work its magic. This is a major initiative as the pond is nearly 50% covered at this point. This is a safe process and we will be sure to gain the proper permits, hold pond resident meetings, gain approval, and operate on an approved schedule to eradicate this issue. It has been highly researched in the past and I have had the honor of being a part of the pond restoration team for some time. Once the restoration has taken its full effect we will establish a routine maintenance plan. This will include annual upkeep and herbicidal treatment as needed. We will also ensure that when the dead plants are removed from the pond they are properly taken from the ecosystem and disposed of accordingly. It's important to note that not doing this in the proper manner can easily result in further degradation of other environmental features. We have a lasting relationship with a major natural aquatic lake and pond restoration company and we would bring them into this project from day one. This would be at the forefront of our restoration efforts on the property. Not only do we want to preserve the quality, but we want to restore the programming opportunities of the pond. We want to restore the pond to the days when there were canoes and kayaks utilizing the water as well as eco-education stem activities. In order to get to this place of programming greatness we need to resurrect the pond from this invasive aquatic species. We also have an aquatic plant life expert/mentor on our board of directors who has volunteered to take Georges Pond on as a personal project. It is with a great level of confidence that I say we can return this pond to all of its natural glory...and more importantly keep it that way.

Natural Communities

The protection and educational impact of the natural elements of Camp McConnell are at the very root of our mission for this project. We strive to create a top notch eco-education facility that not only teaches about invasive and edible plant life through hands on exploration, but also educates and trains those interested in botany and ecology through internships and long term field study. It is our plan to replicate a model we utilized on a prior eco-camp project and create a learning habitat where students, teachers, college students, and professors can come together with scientists, field experts, plant experts, and professionals to truly learn and expand the arena of natural Florida habitat. The property has a thriving gopher tortoise population which is a wonderful educational arena. In my many years on this property I have seen the population raise and the area grow. We feel it is highly important to preserve the population not only as a natural environment but as a teaching tool. Every effort will be made to mark and identify the area for its protection. We will also take the needed measures to protect the tortoise population from predators. We strive to work with experts in the field in order to best establish this area of the property as a protected environment.

We have worked on previous camp projects with invasive plant experts to both identify and relocate invasive plants as needed. It is our goal to establish an invasive plant teaching center where the community can come for education and understanding of plant life. In addition, it is essential on a property of this size that attention be given to invasive plant control. Many of these plants are non-native however they appear in manageable levels. It is essential to stay ahead of the levels in order to best control the spread of invasive plant life. We believe this is an opportunity to further engage students at all levels. We feel that there is a real natural classroom throughout the McConnell property and it is our aim to involve as many students as possible.

Social Considerations

With its rich history in YMCA camping McConnell has proven itself as a social mecca in the industry. Many camps have turned to the model at McConnell as one of the highest in education, value-based training, traditional camping, and physical design. It goes without saying that its long robust history has made an impact on the community. Generations of campers and families have gathered in the beautiful acreage of McConnell to learn, grow, and adventure together. There is a true history at McConnell and a large community of alumni who are eager to see the camp continue. This is close to our mission. We believe that residential camping creates a bond between participant and nature that cannot easily be reversed. It is a fabulous methodology and one of the greatest tools for connecting us to the outdoors while unleashing our adventurous spirit. In moving forward with this project we want to ensure that the former McConnell alumni

always has a place where they can come back and feel the spirit of the camp they attended as a child. With the deep history I have with McConnell and the YMCA I believe that keeping true to its traditions and historical practices while also advancing programming and creating new memories is quintessential to the growth and future of the camp.

There are nearly 14,000 summer camps in the United States and not many are located in such wonderful proximity to a major university and thriving city. This is such a unique camp. There is a real opportunity to engage the college community in ways that other residential camps and conference centers struggle. As the camp is located only ten miles from University of Florida there is a natural position to create internships, credit based coursework, and a true partnership in which to give college students the hands on experience in the field that they so desperately need. With this property being so easily accessible to so many organizations and institutions it allows for true creative and social growth at a rapid rate. There is opportunity to create social impact and become a center for innovation and creative growth. From an elevated view of the property, McConnell has the ability to serve as a recreational, educational, and cultural center for Alachua County and North Central Florida. Here at Basecamp Ventures we believe that it is in the best interest of the county to create a place where disadvantaged citizens and challenged communities can come for recreation and education at a relatively cost effective price. It is our goal to create a demographic pricing structure which will leave no participant or organization without access of the property and programs regardless of economic need.

As we have previously stated, Alachua County has a tremendous respect for the outdoors and nature. It is our mission to enhance that love and respect through the creation of dynamic, attainable, adventure based year round programming. We want to work with the community to establish programs that meet the needs of their specific organizations and social needs. We will work diligently to create user specific programming that helps our user base grow and enhance their personal and professional missions.

We have developed strong relationships with several at risk youth organizations and plan to create program options to help this population experience wilderness based programming. It is a major goal of ours to launch a mentor program which pairs not only disadvantaged youth with strong leaders in the community, but also struggling businesses with thriving local industry. We aim to help Alachua County and North Central Florida become a more successful thriving environment. It is our belief that our leadership training and development programs will help connect those in need of support with those willing to lend it. We strive to host regular leadership retreats for the

community as well as to maintain a strong connection with the Alachua Chamber of Commerce and various other civic clubs in town. By working with the community we will be able to create a truly cohesive leadership education and training institute. We will be able to help our community grow by providing guidance, support, and resources.

Economic Considerations

In our proposal to purchase the Camp McConnell property from the county we are well aware that this will take all fiscal burden off of the county and its taxpayers. This will be a clean purchase and we will absorb all economic costs moving forward. We have spent decades creating camp and conference center programming at all demographic levels. Our team has worked in some of the highest profit centers in the nation as well as some of the most grassroots non profit centers in the industry. We have spent time in agency, private, religious, and association camping as well as the broad spectrum of conferencing and retreat centers. Additionally, we have had the opportunity to build three residential camping properties from the ground up. All of this experience has helped us create a truly solid business plan which will help the McConnell property thrive for many many years to come. We have created a robust year round program which is both income driven and community enhancing. We will always thrive to engage the community at all levels of demographic need and have developed economic swings in our programming to allow all organizations and participants to enjoy what we have to offer.

Giving back to the community is essential to the mission of Basecamp Ventures. We believe that community involvement and well being are essential to the daily success of our program. We aim to work with our local community centers and youth organizations to combat and enhance the needs of their respective clients. We want to be in the center of the conversation to bring about true change and economic growth. We believe in our programming and see the McConnell property as a wonderful element to enhance the local economy.

We will have both residential and day camp programs as well as trip and travel, teen camp, and leadership training camps. We have done a tremendous market survey of the Florida camping market and have worked in tandem with the American Camp Association to fine tune the best pricing and demographic models for these programs. We believe that we are priced appropriately and have the ability to help support our local community both economically and programmatically. In addition we will have a robust year round conference, event, and education center which has numerous avenues for revenue. We have spent a great deal of time fine tuning a pricing menu that provides for a fully self funding and economically viable camp and conference facility.

Furthermore we have relationships with several successful summer camp programs in need of facility space. These programs have been renting other facilities for many years and as we have begun the exploration of the Camp McConnell purchase they have shown interest in partnering and renting the McConnell facility instead. This would be a tremendous additional stream of revenue for the camp. As we grow the programs and property McConnell could easily become a true destination in the residential camping and conferencing industry. Due to the proximity to major universities and a regional airport, we have also explored the ability to rent the facility for conventions, university functions, sporting events, and various other markets. This is a truly self sustainable facility and has the potential to blossom to greatness in a short time span.

As the former Executive Director of McConnell I have seen several successful programs and relationships prosper over the years. This facility has a true ability to engage programming in a way that similar facilities simply cannot touch. The reason we say this is because of the proximity to Gainesville proper. The vast majority of residential camp and conference centers are located more or less in the middle of nowhere. They are tucked away in the middle of an isolated area usually 30 to 45 minutes from "town". I put that in quotes because the majority of camp and conference center towns are made up of a grocery store, maybe a Walmart, and if one is lucky a movie theatre. Basically these are isolated choices to create a sense of wilderness and seclusion. The magical part of McConnell is that it sits in the middle of Micanopy in a very isolated area. When engaged in programming one would never know there is a major university right down the road with tens of thousands of students, or for that matter a major town with over 130,000 residents. Why is this important? Quite simply the proximity to a major city and university make the conferencing side of the programming far more enticing to participants. Larger companies and organizations are interested in conferencing at McConnell due to the proximity of travel, nightlife, and cultural options. There is a sense of isolation and nature for the big business as well as a comfort in city life and convenience. From a summer camp standpoint the American Camp Association has seen a tremendous enrollment increase in camps that are located close to airports and cities. While there are not many with such a close proximity, those within an hour of travel to these larger cities provide parents with the comfortable choice when deciding to send their child to an out of state camp. In the industry well over 40% of campers come from out of state or out of the regional area. Basically, because Camp McConnell is located in such a wonderful place near so many cultural conveniences it historically has seen growth and creative program engagement. It is our belief that through working with the county, our local business community, and the Alachua residents we will be able to create a robust program that not only draws in locals but can compete on the national market. We believe this national involvement combined with the proximity factor will increase tourism and economic growth for the county. A camp and conference

center is home to dozens of program options. Ours is a model which combines onsite, offsite, residential, and day programming. We will be in the community just as much as on the property. We will highlight the local habitats, nature trails, parks, and businesses. We will work with local partners to show the beauty and magnitude of Alachua County and North Central Florida. We aim to create a truly economically viable model which will last the test of time.

Minimum Standards

Basecamp Ventures pledges to uphold all minimum standards found within the Alachua County Request for Statements of Interest manual. It is our mission to protect and preserve the property, programming, and history of Camp McConnell as well as enhance the surrounding community on many levels. Our program strive to maintain the following benchmarks at all times:

1. Always promote a positive image for Alachua County and North Central Florida.
2. At all times promote a family atmosphere centered on value-based programming, education, and community involvement.
3. Provide a safe, supportive, and meaningful atmosphere for all participants at all times.
4. Always put the environmental, ecological, and natural needs of the property at the forefront of every decision. The ecology must always take precedence and we will create programming which not only protects, but preserves our natural habitats. At no time will we allow programs to be environmentally detrimental to the protection of natural communities, or native flora and fauna.
5. Be a center for recreation, education, and social development for all citizens and participants of Alachua County and North Central Florida.
6. The programs and property shall not be used in anyway nor shall any activity be allowed that violates or conflicts with local and/or national law, statute, ordinance, or governmental rule now or in the future.
7. At all times the programs and property will maintain a membership and accreditation by the American Camp Association holding us to the highest national standards in the industry.
8. All programs and activities will be conducted in a way that truly minimizes soil erosion and protects the overall quality of wetlands, surface waters, and groundwater. All effort will be made to preserve water sources and protect the natural aquatic environment.
9. We will strive to provide a hands on eco-educational facility for all ages. We will work with school systems, universities, and the scientific industry to create a robust environmental stewardship training institute.
10. Trash and debris will be regularly removed and properly disposed of. A dynamic focus on recycling, composting, reducing, and reusing will be placed upon the

entire program and property operations. We will create a user friendly facility where participants do not have to struggle to reduce and eliminate waste. Environmental impact will be at the forefront of every product purchase.

11. All landscaping shall remain "Florida Friendly". Every effort will be maintained to reduce and eliminate non-native invasive species from the property. Additionally we will only introduce native plant life in all landscaping decisions. It is our goal to create a Florida ecosystem on the property where children and families can study ecology and natural habitat. This will be at the frontline of all landscaping decisions.
12. All effort will be used to maintain the property and its facilities. We will hold ourselves to a strict routine maintenance regiment both in buildings/structure as well as landscape and natural habitat. Buildings will be restored and maintained to prevent further degradation and depreciation. As with any facility the needs of the grounds and buildings are just as important as the needs of the programs and participants. We will work as a team to upkeep and improve the facility and structure at all times.
13. With the further development of the property we will always explore "LEED" certification or "LEED" practices in our design, architecture, building, and operation. It is our goal to become a fully sustainable eco-center centering on green building principles. We believe at our core that providing a truly alternative and sustainable facility will lead the advanced education of our participants. While it may not always be possible to utilize only green materials and practices we strive for 100%. In a previous project we have had the opportunity to build a 100% fully sustainable eco-property from the ground up. The reward by far outweighs the cost. It is our goal to bring such a dynamic and important process to Alachua County.
14. We believe in the environment first. Upon purchase of the property we strive to 100% eradicate all non environmentally friendly materials from the operations of the property. Historically, McConnell has utilized styrofoam and disposable materials on a daily basis. This will stop. We believe in Reduce, Reuse, Recycle, and Reimagine. We will hold ourselves to a heightened standard as we will always make decisions with with environmental impact at the forefront.
15. We have seen great success in sustainable program materials and design. We will strive to create natural environments to teach traditional camp modalities. For example, our arts and crafts programs incorporate sustainable goods, nature based paints, materials found within the environment. This is just one way we can reduce our footprint and begin to change the conversation for participants. We want to create a program where children and adults can learn and explore for generations to come; reducing waste is a quintessential aspect of that goal.

It is with great excitement and drive that Basecamp Ventures puts forth this statement of interest. We believe in the longevity and success of Camp McConnell and are fortified in our stance that we are the entity to lead that journey. We have the experience, the history with the property, and the proximity of our current operations on the neighboring acreage. We are invested in Micanopy and Alachua County and driven to see this opportunity become reality. As previously state we are interested in either a full or partial purchase of the property as defined in this proposal. We know full well that there is much more to this process and that this is just the beginning of the conversation. That said, we are in this for the long haul. I have been involved with Camp McConnell as a consultant, as an educator, as a promoter, as a standards visitor, and as an Executive Director. There is not one acre of the land I have not personally explored. It is within my very core to help transform this once great camp into the true industry giant I know it can be. I see this process as clear as I see the back of my hand. It is our pledge to put the ecology, economics, and social impact of Camp McConnell at the very center of every decision we make. We see a true conservation agreement protecting the future use and operation of the property to only be used as a summer camp and conference/retreat center. We are eager and excited to be a part of this conversation and look forward to a strong relationship with the county for many, many years to come.

Programmatic Concepts

As we examine the year round possibilities for Camp McConnell we have scoured the industry and pulled from thousands of successful programs. We have utilized our strong history in the industry and reveled in the true success of our past efforts. Camping and conferencing is a tremendous industry filled with thousands and thousands of approaches and possibilities. In creating this proposal it was important to us that we share with you a glimpse into the design possibilities of the onsite use of Camp McConnell as we currently see it. While it is important to note that this is just a glimpse of our program concept, we are also sharing major highlights and benchmarks based upon research and previous performance. This list is not complete nor is it in full programmatic detail.

Camping

It is our plan to have several variations of the traditional summer camp model. This is an industry which dates back over 150 years and has developed and grown in numerous successful versions of itself. It is said that camp relies on tradition and history.

McConnell has a tremendous amount of both and it is important that we keep that in our sights. As a lifelong camper myself I believe 100% in the spirit and philosophy of camping. It is much more than a bunch of cabins. Camp is a place where children of all ages and backgrounds can gather to learn more about themselves, explore and enhance skills, develop values, and grow as a community. Summer camp is a safe

haven where children are at the forefront of every decision. It is my personal belief that the word CAMP stands for Children Are My Priority. While there are numerous modalities of the idea of camping ours is centered and routed in the historically based traditional camping model. We create an environment where children come to laugh, explore, and grow. Traditional camping has a higher return rate than specialty, sports, or program specific camping models. In the world of traditional camping it is nothing for a camper to attend the same camp from age 6-15 usually for several weeks a summer and then continue on to work at the camp for several years thereafter. Traditional camping as referred to by the American Camping Association has a focus on character development, community interaction, skill refinement, and personal growth and development. Some of our models of camping will include but are not limited to:

1. **Traditional Resident Camp:** Campers will attend throughout the summer in different session offerings. This is a traditional cabin based program with campers and counselors sharing cabins. There will be one week, two week, four week, and summer long options for campers to attend. This will be a coed camping model with both mixed and gender specific programs. With a current overnight capacity of 200 McConnell lends itself to enrolling 2000 campers a summer during a ten week run. We will have a highly trained staff with all the needed industry certifications and will at all times operate in respect to all state, local, and American Camp Association requirements. The camp week will start on Sunday and end Friday with weekend programming available for campers who choose additional sessions. Each type of session will have a different feel and campers who attend for one week will have a different experience than those who attend for longer sessions. We also believe in one price camping. There are no additional fees for additional programs. When you come to camp you get to experience it all.
2. **Rustic/Off the Grid Resident Camp:** Similar to the traditional residential camp experience, this program is designed for campers in middle school and above. Participants under the skillful leadership of our highly trained wilderness and remote emts and trail guides will spent the week living in tents, backpacking through both the property and area trails, learning survival skills, and discovering the intricacies of living in conjunction with the land. These participants will be in small groups of ten campers or less. Each group will have 2-4 wilderness trained staff members who will chart their course in various locations. In this program we will work with our partner organizations to establish a cohesive environmental stewardship program. We will work in tandem with the Leave No Trace Institute, Outward Bound, and the Wilderness Medicine Institute to provide to ultimate experience for our campers. Sessions will be offered in both one week and two week intervals and will be centered out of the property with excursion trips to different areas and trails.

3. **On Site Day Camp:** This is a traditional day camp model for the entirety of the summer. It will be available to parents from the first day school gets out to the day before school begins. This model is unique in that it offers both monthly and weekly rates, as well as summer long and daily rates. We want to make day camp easy for parents. We realize that in many ways summer camp solves the problem of summer daycare while school is not in session. In this industry it seems that parents are forced to conform to the model of pay by week that seems to be flooding the market. Basecamp Ventures believes in turning that model on its end. We want parents to be able to bring their children to camp for one hour if that's what's needed and believe we have developed both the programming and staffing methods to do so. Camp should be easy. It should be fun. Most importantly it should be attainable and work for the parents. Day camp will be available for ages 5-15 with age appropriate activities and programming. More importantly, no two days will ever feel the same. It is our experience that day camp needs to be a similar model to residential camp with the only difference being that campers go home at night. We actually will go one step further and provide one overnight opportunity a week for day campers should they want to test out the resident camp experience. In past projects we have seen tremendous rapid growth in day camping due to changing the routine and making each day a new adventure. In a market where parents had to drive over an hour each way to bring their children each day before and after work, we saw a growth from 5 campers week one to 500 campers week three and that number kept growing. Additionally, as with all of our camp programs we believe in one cost and one cost only. There is not additional fees for before or after care. The hours of day camp are 6am-7pm making it simple for parents on any work schedule to pick up and drop off their campers.
4. **Off Site Day Camps:** These are similar to our onsite day camp options with the twist that they happen in various locations around town. This is a real opportunity to work in tandem with the community. We aim to have skate camps, hiking camps, and various other trip related day camps. Campers will still start their day at our homebase in Micanopy, however they will then bus out to our various partner locations for adventure and fun. This will be an evolving program and will only operate for a few weeks each summer. The goal here is to provide some change for those campers who want to stay in the daycamp model but would like to enhance the specialty of their education each session. We plan to work with our community and parents to develop these specialty day camp programs. As with all of our camps, food will be provided. All the parent needs to do is get their camper to us and we will guarantee the adventure, safety, and fun.
5. **Trip and Travel Camp:** This is the next step in our off the grid adventure camp programming. We will have several program options for these trips. This program

is for those campers in high school age range. Each session will be a two week trip which will begin at the Camp McConnell property for a day of trip planning, packing, and team building activities on our ropes course. This is a fully separate section of the camp community at Basecamp Ventures. Campers will have a highly certified staff of Wilderness EMTs, Nature Experts, and Trip Leaders who will design and lead a travel based itinerary during the ten days they are away from homebase. These programs are van based in travel as they move from location to location. Some of these trips will venture out of state, for example there will be rock climbing components in the Georgia mountains, surfing lessons at the Florida beaches, white water rafting in the Carolina's and more. The Trip and travel camp is for the seasoned camper who has worked up through the ranks of traditional camping and wants to push themselves beyond their comfort zone through the participation and exploration of adventure based activity and off the grid living. At all times our trip leaders will be in communication with the main camp and we will operate on a very strict set of safety regulations developed in tandem with our wilderness partners and the American Camping Association. There will be three of these sessions offered a summer with vastly different itineraries and destinations, however all trips will begin at the Camp McConnell property and end on the property with a graduation ceremony in which parents are invited to see a slideshow of the adventure.

6. **Teen Camp/Leadership Training:** Campers who are 15 years old will be invited to participate in the Leadership Training Program at Basecamp Ventures. This is a robust program where campers learn the ins and outs of what it takes to be a camp counselor. They work in tandem with seasoned camp counselors to assist with cabin and program life. In addition, these participants have the opportunity to design and fully execute a community service project for the camp. This is a very special year for a camper as its their last year as a camper as well as their gateway year to joining staff. Those who show merit and success in their time as a leader in training will be invited to partake in an off season counselor training program leading to the possible invitation to be a junior counselor in their 16th year.

Leadership Institute

With a masters degree in creative studies and change leadership and over twenty years as a certified challenge course instructor and builder leadership education is at my core. I believe that the introduction of formalized problem solving and management training can truly take a company and/or individual from good to great. Our team of highly qualified leadership coaches will work to design user specific trainings for every group. We will not only incorporate traditional leadership development models, but measures and modalities of success and creativity challenges. We will utilize creative studies and

problem solving to orchestrate the business at hand to change their models and practices and get from a place of stuck logic to one of free form thought and success. We will heavily utilize the challenge course model as well as hands on leadership training exercises, scenarios work, and problem solving challenge initiatives. A few program models:

1. **Traditional challenge course:** Through a series of both high and low ropes course initiatives teams will learn what it takes to destroy groupthink and start working as a cohesive team. They will begin from a place of comfort and rapidly be pushed to destroy that comfort zone and enter the growth zone. It is at this level where individuals and groups thrive and succeed. Our skilled challenge course facilitators will work with each group to create a lesson plan and outcome plan for their session. This is a very challenging and rewarding experience where the user comes out feeling a true sense of pride and achievement. These sessions can be as short as two hours or as long as many days. Often groups plan follow up sessions to see if the lessons learned have taken a lasting impact on their organization. Unlike similar programs, our design comes with both a pre consultation and post evaluation onsite at the users business. We feel it is essential to see the group in their natural environment in order to best develop a teambuilding session on the course.
2. **Facilitated Corporate Training:** These sessions are for corporate groups that want to get unstuck. Through our innovative approach we will work through corporate challenge in a series of leadership and problem solving modalities. We will utilize strategic thinking, lateral methodology, the six thinking hats, and creative studies exercises and approach as we delve into the route of the corporate or organizational challenge. We will force our participants to dig deep and put it all on the table. In addition we will help build a structure and system of change and transparency where all organizational members feel they have a voice. It is our belief that these sessions work best in a series. Most of these programs take place over a three day period with one of the days being onsite at the participants organization. Many of our user groups come back for a multitude of sessions throughout the year. We have some of the most skilled trainers in the industry and who spend months preparing for the session they will lead. We learn the organization inside and out and become an leadership adjudicator and cheerleader for their mission. These are some of the strongest programs we offer at Basecamp Ventures.
3. **Corporate Retreats:** We aim to be the host center for a multitude of corporate and industry retreats and conferences. Through the combination of nature, adventure, facilitation, fun, and education we strive to create diverse and engaging programming for each organization. We are equipped to handle everything from programming, housing, meals, stewardship, and beyond. We see

ourselves as a full service conference center with the ability to cater to the needs of our user. No group is too small and no idea is too bold. We will work diligently to create a seamless program and fulfill the needs of our groups. In addition to serving as a conference facility, we also offer the ability to fully design the retreat from the ground up. Our program design team will work with the organization and develop an event to fit their needs while suggesting ways to further enhance their brand and mission. We will utilize the beauty of Camp McConnell to highlight and enhance the retreat or conference. We feel we provide a unique approach to conferencing as we have the acreage and facilities to create a truly inspirational event. Most importantly, we will work with all organizations regardless of financial scope. We do not have a menu based approach to our costs. Each program design is done with the demographic and financial capability of the user group in mind. We will always strive to create a program for every interested user. We will be competitive and creative at all times. Our main goal in our conferencing and retreat programming is to help each organization incorporate nature, ecology, and wilderness adventure into their experience. This is all part of our overall mission to "leave no person inside".

Conference and Retreat Center

It is our vision to become one of the premier conference and retreat centers in the industry. We believe what separates us from the pack is our pledge to work individually with each group to create the best program, conference, retreat, or event for them. We do not subscribe to the typical menu-based approach to pricing. There is no standard price sheet. We do not have a model stating the exact cost for each element of our organization. We are actually working diligently to turn that area of this industry on its end. We believe that every user experience and need is specific to the dynamics, demographics, financial elements, and mission of that group. Since each group is different, each cost structure and program should be different. We assign a designer to each group to work with all elements of that programs structure and need from the start. We do not try and upsell. We do not layer on unneeded cost. We do not push the group to operate against the grain of their programming needs. More importantly, we pride ourselves on full program design. From start to finish the onsite event will feel like it was birthed directly from the organizations mission and need. To achieve this level of cohesion we work in tandem with the user to gain background, mission, vision of organization, and more in order to best serve and execute their programmatic needs. We subscribe to making lasting relationships. We are not trying to gain groups one event at a time, but rather aiming to grow relationships with our users. It is our

experience through past projects that taking the time to create partnerships with our user base not only keeps them coming back to the property for future events, but more importantly helps them take pride in the programs we offer as well. Some of our largest donors and supporters have been relationships fostered through this hands on, one group at a time approach to program design. We believe in the individual needs of our users and strive to make the impossible happen regardless of economic or demographic hurdles.

Eco-Education

The Camp McConnell property as we know is home to some truly fabulous natural elements and eco systems. We would like to utilize these areas of the property to teach eco-education, environmental stewardship, and natural stem based initiatives. We have a tremendous background in this arena. In previous projects we have worked in tandem with the Florida Department of Environmental Protection and Clay County School System as one of the founding members of the Florida L.I.F.E. program which stands for Learning in Florida's Environment. We created a series of environmental science based education models which could be executed through onsite hands on student field experiments. In the initial pilot program the site of choice had 200 elementary students in fourth and fifth grade come to the property for a three hour exploration field experience. The students rotated through three stem activities and one team building activity during that time. The program was so successful that in the first year it was adopted by the school system and mandated that all fourth and fifth grade students in the county attend the program three times a year. This was a highly successful partnership and grew to several sites across the state. While this program has since evolved into other applications, several areas of the state are still actively involved. Since that project we have maintained the relationships and our contemporaries have advanced in the world of Florida stem programming. The co creator of this model is now working to write state stem policy in Tallahassee and knows the Camp McConnell property well. We have already been in conversation and look forward to the creation of a similar program here in Alachua County. While its important to recognize that the county operates Camp Crystal Lake which does a similar science based program with tremendous success, we believe there is definitely room to add more stem based field studies to Alachua County students. Actually we believe it is essential. The location of Camp McConnell and the expertise of Basecamp Ventures in the field make for a truly symbiotic programming structure. In addition, I have worked with the American Camping Association for years on the school/camp partnership model and bring tremendous knowledge and experience to the table in this area. This is where our relationship with The Nature Conservancy comes into place as well. We have worked diligently to create a partnership which allows students and families to explore stem programming in the

natural Florida environment. Some models in our eco-education model include but are not limited to:

1. **School system partnerships:** Hands on environmental science based field studies. It is our goal to partner with the Alachua County school system to create a symbiotic partnership of stem education. We envision a program where students of all ages come to the property to explore and examine the multitude of ecology, nature, and wilderness. While this program will take time to build we have previously laid the necessary groundwork and models of success to demonstrate proficiency, skill, and achievement. We will work to create science based field studies which come directly from the state curriculum benchmarks and standards. This will provide for seamless integration between onsite study and classroom teaching. This will be a robust partnership between the facility and the school system. We firmly believe in the proven success of school/camp partnerships and see this as a major component to Basecamp Ventures giving back to and enhancing the community.
2. **University Training and Internships:** It is our goal to work with university students and professors to become an extension of their classrooms and curriculum. We feel that the magnitude of educational possibilities on the McConnell property are virtually limitless. From stem and sustainability opportunities, to education, recreation, leisure and athletic studies and beyond; Basecamp Ventures will provide the university community with a plethora of opportunities to explore, examine, and enhance their coursework. We have proven success in this arena in previous projects. This property not only lends itself to research and hands on field studies by students and professors, but also internships, curriculum enhancements, and onsite college coursework. We even envision a time when the college student can obtain college credit for being a summer camp counselor. Imagine how wonderful it could be for an education major to get fieldwork and hands on training during the summer as a counselor in tandem with courses taught at the university. This has worked for us before and we believe that the McConnell property lends itself for a seamless partnership with the University of Florida and Basecamp Ventures. In my time as Executive Director I developed a similar partnership with the University sustainability and equestrian programs. That was simply the tip of the iceberg. In addition, we strive to create year round internship programs for university students in all aspects of camping, conferencing, and education. We currently have students working with us in the fields of program design, horticulture, wilderness medicine, recreational leisure studies, and education. We have had several botany and ecology students work with us throughout the years as well. Enhancing hands on training opportunities for all students is at the very core of Basecamp Ventures mission.

3. **Environmental and Nature Based Agencies:** We strive to create partnerships with industry organizations in the field of environmental studies and nature. In the past we have worked in tandem with the Florida Youth Wildlife Conservation Council, The Florida Trail Association, and various other local and national wilderness based partners. We want to take those experiences a step further and provide a arena for thought and program growth. It is a major goal of Basecamp Ventures to host an environmental and nature based consortium which will invite industry leaders to the table to discuss and problem solve various challenges to the local ecosystem. We believe the immense ecology on the McConnell property will entice scholars, agencies, and educators to come together to address and hopefully improve the conditions found in the local Florida ecosystems. This is an exciting program model for us and one that will certainly take some building up to. Through our relationships both professional and in the industry we believe we will have the support and interest to achieve this goal with great stride and success.

While this is just a glimpse into our programming models we believe it is a good example of our commitment to utilize the Camp McConnell property as a hub for recreation, education, social growth, and eco-education. We strive to be ahead of the industry. As we have stated we hold several decades of experience and will always use that rich history in conjunction with new and innovative trends in the industry to create cutting edge programming for generations to come. We have worked our entire professional careers for this opportunity and believe in our very core that we are the ideal entity to take on this project and see it through to the next level of success. McConnell has a deep rooted history in camping and conferencing, Alachua County has a deep rooted history in natural environment, recreation, and ecological preservation, Basecamp Ventures has a deep rooted history in Leadership development, summer camping, conferencing, and environmental science. We wholeheartedly believe we are the ultimate candidate to purchase the camp. We have a true scope of vision and can easily flush out every detail of a year round 365 day operation and growth of the Camp McConnell property.

Closing Thoughts

In closing we would like to recap our statement of Interest. Basecamp Ventures is interested in either of the following options:

1. The complete purchase of the Camp McConnell Property in its entirety.
2. The complete purchase of the southern half of the property in accordance to the provided acreage division map, along with a long term management/lease agreement for the utilization and oversight of the remaining northern acreage.

In addition we would like to work with the county on the creation of a lasting land conservation agreement to secure the use of the Camp McConnell property as an eco-education summer camp and conference center for generations to come. We believe this property needs to be preserved for children and families to connect to the natural environment through recreation, education, social growth, and community development. We have a solid foundation and a strong approach to unique, innovative, and most importantly economically viable and lasting programming. We are committed to the betterment of Alachua County and North Central Florida and look forward to a continued partnership and future with the area. We are honored to be part of this process and committed to seeing the steps through to completion. We believe this is our calling. We are confident that we are the entity that should purchase Camp McConnell. We thank you for your time and look forward to the next steps. Should you have any questions please do not hesitate to contact us.



Jordan A. Richmond
President and Founder
Basecamp Ventures
352.480.9727
jordan@basecampventures.org