

Camp Cazadero FAQ

Budget	
Questions	Answers
Where do I find information about camp budget and finances?	For expenses see evolving Cazadero budget document. For revenue projections, see recommendation for consultation.
Caz costs are currently being funded by the “youth fund “Redwood City church gift” – which is a restricted fund. Does the designation of that fund contain “facilities/maintenance”?	The \$90k listed in the conference budget is the anticipated cost for survival maintenance. Does not include operation costs – only maintenance, legal costs. We were given permission to use these funds in this way.
Do we have other reserve funds we can use to cover COVID-related costs?	No. We have a balanced budget which does not include funding for youth or outdoor ministries.

Sonoma Land Trust Easement (SLT)	
Questions	Answers
What is Sonoma Land Trust [SLT]?	An Environmental Conservation organization that preserves land in its natural state as much as possible. This preserves migration corridors, endangered species, old growth forests, flora and fauna, etc. in perpetuity.
How much money is involved?	The offer is for up to one million dollars for the entire 832 acres in 4 parcels, pending the environmental evaluation assessment. This assessment is currently on hold awaiting word from SLT.

Can we get more than the one million?	No, it is only up to a million. All costs involved in the entire evaluation process are paid by the donor through the Wildlife Land Trust.
What are the restrictions imposed on us if we accept the offer?	They hope to preserve as much of the 832 acres in its natural state. We can identify a “building envelope” [BE] where we can continue to operate much like we have, and, potentially, add new structures and improvements within the BE as long as it doesn’t affect the conservation by just informing them (SLT).
Can we make improvements outside of the BE? What about the road?	Yes, we can, subject to SLT approval. They hope to avoid paving the road, as paving interferes with natural hydrology of the road surface and surrounding area. It can be paved if required by the Fire Department. It appears that if we put road paving into the agreement, it could reduce the amount offered.
What oversight will SLT have?	They conduct an annual check to ensure we’re complying with the agreement.
Does SLT have any rights?	They ask that they, or the Wildlife Land Trust, be able to conduct hikes or showings/viewings as long as it doesn’t interfere with our programs.
When is the process expected to be completed?	The original goal was June 30, 2021, but that has been pushed back to likely December 31, 2021.
If we receive a payment from SLT, how would we use the money?	The Redwood City Fund would be replenished for its intended uses, and the Conference should be reimbursed for some of the funds diverted to Caz during the pandemic. Possibly an endowment could be created with some of it so interest could contribute to future funding.

Other Models/ UCC Camps/ Connections

Questions	Answers
In the past, we’ve collaborated on winter camps with the Disciples of Christ (DOC). Are there any future	Many other denominations have their own camp sites and facilities, but there may be other future opportunities to collaborate programmatically.

collaboration opportunities there?	
Are there models of excellence you've researched where camps have been able to become self-sustaining?	<p>Yes, members of our committee have talked to three other UCC conference camps.</p> <ul style="list-style-type: none"> • La Foret • Pilgrim Firs • Kansas/Oklahoma White memorial <p>We gained insight into various aspects of their challenges and opportunities to inform our endeavors.</p>
In the past we used the UCC outdoor ministries curriculum. Is that still available and has the denomination maintained the relationship with outdoor ministries?	<p>We have an ongoing relationship with the UCC Outdoor Ministries Association and they are available and willing to help and support the future of our camps.</p> <p>www.omaucc.org</p>
Has the conference discussed camping trends with the national office?	<p>The conference minister has had many discussions with UCC colleagues who are experiencing similar challenges around issues of ownership of camp properties.</p>

Property Insurance

Questions	Answers
Has anyone spoken with our insurance company about our insurability relative to the location being in a fire zone? Are we able to continue to get insurance?	<p>We renegotiated insurance in April 2020 and we're now with the United Church Insurance board.</p> <p>For 2021, Insurance quotes came out at the first of the year and the Council is reviewing them.</p> <p>We are investigating whether to have just liability or full coverage insurance. Council will be analyzing this to make a decision.</p>

<p>Camp insurance is \$1200, but the budget shows an increase to \$2300 from 2020-2021.</p>	<p>There has been a recent increase. We are considering ways to save money, maybe eliminate fire insurance and just do the liability,</p>
<p>If we reduce our insurance just to liability to reduce costs, would we be able to reactivate our fire insurance at a later time? Would it cost us more?</p>	<p>We are confident we can reactivate our fire insurance at a later time. We cannot predict what the costs would be until we ask for a specific quote.</p>

Proposed “Sustainable Collection of Ministries”

Questions	Answers
<p>What does a “sustainable Collection of Ministries” mean?</p>	<p>Ensuring the camp property is utilized year-round in accordance with the UCC principles and mission:</p> <ul style="list-style-type: none"> ● dreaming proposal ● outdoor education ● church retreats and camps ● other programs/organizations.
<p>Is the Dreaming Proposal still a part of this consideration?</p>	<p>Yes, it is still in the mix. How the Dreaming Proposal unfolds will depend on consultant recommendations.</p>
<p>Are we open/able to provide camp experience for groups outside the UCC organization?</p>	<p>We would start small and only offer this to non-profits. To offer facilities to for-profit companies, there may be additional tax filing that would need to take place. Our facilities are not geared toward Corporate business retreats.</p> <p>In the past we have offered Caz as a place for outside groups to benefit from, this is something we would reignite and gain relationships with outside groups.</p>

<p>Would the Outdoor Science School be lucrative for Caz?</p>	<p>Potentially, yes. As with UCCR, we would want to identify school districts who would pay to send their students to Outdoor Science School.</p>
<p>Is there a way the conference can continue to own Caz but not be responsible for managing the day-to-day issues?</p>	<p>Yes and no. For the conference to own the camp they do have responsibility as the property owners, however by creating a separate 501c3, it could, potentially, allow the conference to let go of the day-to-day responsibilities of camp management.</p>

<h2>Evaluations/Appraisals/Consultations</h2>

Questions	Answers
<p>Has there been any forecasting on the status of our major operating systems?</p>	<p>There has been an assessment, but no forecast. We have a list of priorities for capital improvements.</p>
<p>Is there a Capital Replacement Plan for the camp?</p>	<p>Not at this time. Should we decide to move forward with a separate 501c3, this would be included in fundraising efforts.</p>
<p>What is the appraised value of the camp?</p>	<p>Assessment being done week of 2/8</p>
<p>What is the long term strategic and financial plan for Caz?</p>	<p>We are asking for professional expertise to provide a foundation for building this plan. We are enthusiastically endorsing some proposals that have come forward to be included in the future "collection of ministries."</p>