



MCC Lost Lake Property Lease Announcement

In accordance with the MCC's approved Strategic Plan for Properties, Ray Davis, MCC VP Properties has announced the approval by the MCC Board of a lease agreement between the Council and Buck Poles, LLC, a Michigan Limited Liability Company located in Birmingham, Michigan. Buck Poles, LLC (the lessee) is private organization that desires to lease the land and several structures for the purpose of outdoor recreational activities including fishing and hunting. Since the Lost Lake Scout Reservation (LLSR) remains a closed MCC camp, this lease is for the exclusive private use of the lessee and no commercial use is allowed.

1. Here are the MCC Executive Board considerations in approving any agreement of this nature

- MCC is committed to being good stewards of our properties, both utilized and closed.
- Closed properties cost MCC between \$30,000-\$40,000 in holding costs attributed to taxes, insurance and security and we continue to explore opportunities that minimize or cover those expenses.
- Closed properties deteriorate quickly, resulting in rapid depreciation of the assets.
- Our goal is to sell or lease properties we do not see as long term need or requirement for scouting's use, and to do so before they deteriorate.
- Our considerations are influenced in the hope that properties that we sell or lease can continue to be used in their natural state as best as possible, and where possible, available for use by Scouts.
- Our stated intent is that funds received from sold or leased properties be committed to defer costs for unused properties and for the maintenance and improvement of our active camp facilities to further enhance the MCC camping program.
- Where possible, we would hope that leased or sold property can be open for recreational use and the good of the local community.

2. **SUMMARY OF THE LEASE AGREEMENT BETWEEN THE BUCK POLES, LLC THE MICHIGAN CROSSROADS COUNCIL, INC, BOY SCOUTS OF AMERICA**

- The lease is to a private organization for their use only.
- The lessee may provide opportunities to Wounded Warriors and similar organizations on an outreach basis.
- The Lessee has responsibility to keep the property and structures maintained, clean and in usable condition.
- All improvement or changes to the property or structures must have MCC approval and will become the property of the MCC.
- Additional stewardship practices will help properly maintain the roads, timber and meadows.
- MCC will receive revenue to help offset the holding costs associated with the property.
- MCC retains all mineral and timber rights.
- MCC has the right to cancel the lease with a 30 day notice.

For any further questions or information, please contact Frank Reigelman frank.reigelman@scouting.org or 810-228-7501.

