



Kootenay Covenant Bible Camp, Discipleship, and Leadership Development Centre

Dutch Harbour Camp Purchase Proposal and Prospectus (version 1.0)

March 2020

TO: Kootenay Covenant Churches and Interested Parties
RE: Dutch Harbour Purchase Opportunity

INTRODUCTION

Over the last several years, the Kootenay Presbyterian churches that own Dutch Harbour and their leadership have been discerning the future of the camp. Multiple proposals came forward for future direction. Personal relationships and trust with the Covenant have included Rick Dickieson and others in those conversations. In the end, the Kootenay Presbytery have discerned that they would be interested in selling the property to a "Covenant Group" for \$512,000.

Over the last 12 months, Glenn Peterson, ECCC President/Superintendent has been involved in these discussions, visited the camp, and has been prayerfully monitoring the decision making process. Until the Presbyterians came to any conclusion, it did not seem wise to expand the conversation or spend a lot of time on the opportunity. As of February 21, 2020, the Presbytery made their decision and would like to move forward with the offer of sale to a "Covenant Group".

The following, while not a formal report, represents some "best thoughts", missional imagination, and assessment as of today.

SOME FACTS ABOUT DUTCH HARBOUR

Address: 2277 Riondel North Rd, Riondel, BC V0B 2B0

Property Size: 47 Acres

Original construction: The Kootenay Presbytery took over a basic camp in the mid '80s

Building Description: Dining Hall/Lodge
Chapel
7 Cabins
Caretaker House
Outdoor Restrooms

Current Sleeping Capacity: 48 in cabins, 18 in heated facilities

Heating equipment: Propane

Recent annual operating costs:

	<u>2017</u>	<u>2018</u>
Heat	\$4150	
Hydro	\$1850	
Approx. Insurance:	\$5280	
Income	\$59,981	\$35899

A brief timeline of the Presbyterian Conversation and hope for the future:

1. 2018 - The conversation begins. The Kootenay Presbytery and Dutch Harbour Camp Board discuss the possibility of incorporating as a Society and creating an independent entity encompassing some of the primary rental groups. This discussion stalled out.
2. Spring 2019 - Conversation shifts to multiple possibilities including selling the property to the Covenant.
3. August 2019 - the Nelson Leadership Board approved a motion to pursue the purchase of Dutch Harbour.
4. September 2019 - Presbytery conversation shifts towards Lease to the Covenant but stalls.
5. December 2019 - Rick Dickieson met with representatives of the Kootenay Presbytery.
6. February 2020 - Kootenay Presbytery approves moving ahead with sale of Dutch Harbour to the Covenant at an asking price of \$512,000 (total capital investment of the Presbytery over time).

In light of the discernment and openness of the Presbyterians, the potential for new mission and ministry, and the need for multi-generational Christian formation , leadership development and discipleship across Canada, we believe there is wisdom in seriously pursuing this opportunity.

WHAT WE SEE

In order to give ourselves time to discuss the potential purchase, we have met with the Presbyterians and have communicated our openness to a conversation and willingness to discern.

(PROS AND CONS)

PROS:

1. **Purchase Price** - At a \$512,000.00 purchase point, we feel that this would represent good value. When purchasing a camp, usage must be considered to determine the full extent of its value as it relates to purchase price. With the types of mission and ministry we imagine moving forward, we believe there is minimal renovation and adaptation necessary. Notable exceptions are staff housing and winterizing cabins.
2. **Expanded Mission and Ministry** – With the condition of the facility, we could potentially take occupancy right away and have an immediate venue for expanded mission and ministry including: ongoing residential camps, retreats and spiritual formation experiences, potential for an East Kootenay/Riondel Church Plant, leadership development, clergy care and refreshment, “folk school” and enterprises.
3. **Room for Future Development** – The 47 acres represent significant space for today and room for development in the future.
4. **Location** – Residents of the region can take for granted the pristine physical beauty and sacred nature of our home. Current usage is predominantly the Kootenay Lake region, but we believe the 6 hour drive to Calgary, 3 hour drive to Spokane, along with the annual flood of tourists to the area suggests that there is significant opportunity for market growth and development. The physical location of Dutch Harbour and the privacy it offers represents the incredible mix of being both accessible, yet removed from the “day to day”
5. **Immediate Use** – Viewed as a strong PRO is the fact that the facility as it is could be ready for immediate occupancy.
6. **Vibrant Local Churches** - We believe the current missional health of local Covenant Churches and vision for evangelism, discipleship, and community engagement converge with this opportunity.
7. **Established Rental Market** - There is an existing annual rental base that we would inherit to cover expenses.

CONS:

1. **Appraisal and Legal Costs** - While not expected to be significant, negotiation with the Presbyterians and due diligence will require some administrative investment up front.
2. **Public Perception** - To date, while there has not been opposition to this opportunity, there has not been widespread excitement. We have sought to be honest and transparent in this, simultaneously exploring and discerning what God might be doing, but also sensitive to the unknowns and reluctance of constituents.
3. **Ongoing Rental Commitments and Presbyterian Influence** - While also named as a pro, the fact that there is an existing rental market and the historical ownership of the Presbyterians in a small community, there will be need to navigate ongoing relationships.
4. **Volunteer Morale and Engagement** - The health and vitality of a camp, like a church, operates on the generosity of time, talent, and treasure of its members. While we do not believe that it is onerous, we know that volunteerism will be necessary for the flourishing of Dutch Harbour.

5. **The Sponge Factor** – With any existing facility, when a new owner takes over, there are always items that will need to be done to bring it to a standard that meets the needs of the current owners. Without proper planning and oversight, any facility has the potential for increased draw of resources.

MISSIONAL OPPORTUNITY (referenced in “Dutch Harbour Camp Purchase Proposal” 2.24.20)

We believe the Dutch Harbour Camp facility has the potential to provide a rich environment for disciple-making. This could include traditional elements of “Christian Camping” as well as other formational elements like retreats, seminars, wilderness experiences, leadership development, clergy care and renewal, and “schools”. The mission of DH could include being an extension of local Covenant Churches as well as the planting of an East Kootenay site church for the existing Kootenay Covenant Churches. A diverse expression of formational expressions and rentals will be vital for sustainability and good stewardship.

A potential breakdown of opportunity could look like:

- Church Plant: weekly usage
- Traditional “Residential Camping” for Covenant Groups: 1-3 weeks
- Traditional Camping for Rental groups: 3-7 weeks.
- Discipleship/Formation Experiences: 10-20 weeks
- Wilderness Experience: 2-4 weeks
- Creative Arts or Studio Space
- Retreats/Seminars
- Space for local Covenant Churches
- Other Rentals

One exciting ministry emerging ministry opportunity that could intersect with Dutch Harbour is the desire to host an international Covenant Discipleship School called Acts 29 in North America. There is growing interest in hosting this in 2021 in Canada and I have suggested that Dutch Harbour could be an ideal venue for this experience. Covenant Missionary, Colleen Nahnychuk is currently helping lead an Acts 29 school in Argentina and Chile.

FREQUENTLY ASKED QUESTIONS (FAQ)

1. Why would we purchase a camp to safeguard a week of junior camp? We wouldn’t. The basis for this discussion is a growing vision and sense of missional opportunity that could be supported by the Dutch Harbour camp.
2. What would the Nelson Covenant Church and its sites be committing to if purchase of the camp was pursued? Moving forward does not obligate anyone or any church to investment of time or money. At this point, we are assessing interest. The next phase would be raising financial support. We believe that local investment and excitement will be vital for moving forward, but there can be nothing forced or obligatory about this movement.
3. How would we pay for this? The ECCC (and partners) are open to a conversation about bridge financing. Ideally, a diversified donor base of local churches, ministries and individual donors would commit to the capital investment. A potential breakdown could be:
 - A portion (ideally around a third-over 5-10 years) from local Covenant Churches/member.
 - A portion to be raised by potential discipleship initiatives.
 - Other Churches and Individuals (include historic rental groups, Spokane/Eastern Washington ECC Churches, Lower Mainland Churches, Historic Supporters of Kootenay Covenant Camp, broader individual ECCC investment).
 - ECCC investment.
4. Who will lead this new ministry and manage the property? Similar to a Church Plant, we see the need for a progressive leadership response as this opportunity and ministry emerges. A possible trajectory could

look like beginning with a “task force” or working leadership team, becoming a more formal leadership team or board of governors (including incorporation under the BC Society Act), and hiring some on-site leadership/staff.

5. What kind of timelines are we working with? Timelines discussed with the Presbyterians on March 14, 2020 suggested a September 2020-December 2020 purchase window. The Presbytery meets June 19, 2020. They would welcome an offer before then.

RECOMENDATIONS AND NEXT STEPS

Conversations to date have led to this information regarding the purchase of Dutch Harbour Camp. This information is based upon facts that we have been able to obtain since our contact with the Kootenay Presbytery until today.

Determining whether the purchase of Dutch Harbour is right or what the investment level of the Kootenay area Covenant churches is outside the scope of this report. Once we have some sense of interest and time to develop our strategic (business) plan, we will be in a better position to speak to these issues.

Recommended Next Steps

Based on the structure and missional opportunity represented at Dutch Harbour, we recommend that:

- 3-5 interested parties along with Glenn Peterson (as an advisor) form a provisional task force or initial leadership team. This group could include a pastor, a Leadership Team member, a member of the existing Kootenay Covenant Bible Camp Board, and a couple members at large... could be a possible group.
- that this group facilitate interest and awareness conversations.
- that invitations be given and communication released describing the opportunity to assess public interest and willingness to invest \$512,000 in this project.
- that a formal business plan with operating budget projections be developed.