



New Jersey Scout Museum Newsletter

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Special Edition 2020

GREAT NEWS TO SHARE!

THE MUSEUM BUILDING PROGRAM MOVES FORWARD!!

Dear Friends of the NJSM,

What follows is a follow up to what the NJSM published in our spring 2020 newsletter. Now here is the updated all-inclusive version we promised back then.

I want to share more good news. We are moving forward with the project including Fund Raising and subsequent Construction of our new Museum building at Quail Hill Scout Reservation in Manalapan Township. Monmouth Council Executive Committee and Monmouth County Green Acres have both approved the lease.

I think we all need a summary of what has happened over the last three or more years of delay. Many of you I am sure have had many questions and others who have not traveled with us on this journey need an update so here it is.

2004 to August 2015 Some Early History

Monmouth Council BSA (MCBSA) moved from Oakhurst to Morganville in June of 2004. The building they purchased

required renovations, as well as creating new spaces for different uses. The second floor had a 1000 square foot area designated on the construction plans as a "Library" with no real specific use for the space.

During the planning for their new location Dave Wolverton, our Founder, was approached to see if he would gather a group of folks interested in Monmouth Council history to take over this library space and develop it possibly into a museum or display space. Dave invited many noted collectors together in the summer and fall of 2003. After discussions the group felt an independent museum with a statewide reach including Girl Scouts would be a better solution. By the winter of 2004 the NJSM was formed as an independent 501 C 3 history museum with Monmouth Council BSA as our partner allowing us to use the "Library" space.

The NJSM opened to the public in June of 2004 with a modest display using mainly the Dave Wolverton collection and other founding members collections to coincide with Monmouth Council opening their new building. The NJSM had its official Grand Opening in February of 2005.

Sadly, our Founder Dave Wolverton passed unexpectedly in June of 2007. Some years later, using a portion of the financial proceeds donated by the Dave Wolverton estate to the NJSM, we purchased brand new museum quality display cases and we reconfigured the space to better organize the museum

space. A NJSM Grand re-opening was held in March of 2013.

August 2015 Museum Relocation needed

Starting in the spring of 2014, and into July of 2015 we began to hear of the possible desire of MCBSA to use the space that the NJSM was then currently occupying.

In the 2014 - 2015 time frame the Central New Jersey BSA Council was dissolved and broken up into separate geographic areas that were absorbed by neighboring councils. MCBSA acquired the southern portion, below the Raritan River, of Middlesex County as a district easily named "Middlesex District". This resulted in their need for additional office space. As a friendly request, we were asked to move out of the space we had occupied since early 2004.

2016 Relocation efforts start

The MCBSA service center had been our visible home for the last 12 years but the NJSM began the process of moving out which was accomplished by May.

Space to relocate some of our displays and their display cases was offered by MCBSA at their Manalapan Twp. Quail Hill Scout Reservation (QHSR) inside their Lawrence & Lass Lodges so the public could still enjoy them. Other displays and their cases were relocated to other nearby Scouting friendly locations. The remaining items went into storage where they are still located.

The NJSM was offered the opportunity by MCBSA to develop a standalone museum building at QHSR, where we would see a considerable increase in visitors. The camp is heavily used practically every weekend by units, as well as many district

and council activities along with outside Monmouth Council groups.

It was decided by our Board of Trustees to appoint VP Steven Buckley the Chair the Building Construction and Fund-Raising Committee.

At that time, we had hoped for a Grand opening of our New Museum Building to occur in November 2018. Little did we know what was about to happen.

Start of 2017

We received great news at the beginning of 2017. MCBSA donated to us a very nice lot at QHSR to build our Museum. We also began working with a Scout friendly architect Kurt Kalafsky, who was a past president of MCBSA on the project.



Shown above are the Artist Concept Pictures of the original basic 40 x 40-foot Museum expandable to 80 x 40 ft.

The museum was designed as a two-level building. The main entrance to the museum is the upper level, as seen in the picture on the left along with a parking in

front, rest rooms, a stairwell to the lower level, our store and usable space for the display gallery.

The lower level, due to the topography of a sloping lot has its own ground level entrance at the rear of the building as can be seen in the picture on the right with a parking area. It will contain our back-office operations, room to work on building displays, general storage, an archive storage area, utility room, pantry and some space for holding our committee and board meetings.

We were working hard on now developing our plan for the Construction Capital Campaign fund-raising which we had hoped to start in early 2017.

Late Winter 2017 – End of year

We completed an extensive design specification document detailing what we wanted the new museum building to be like. We then worked with our architect to make our design similar to other buildings at QHSR along with the special needs that a museum building requires.

We also developed a “Construction Capital Campaign” prospectus. This would have been the main fundraising tool detailing the project both from a Construction Design and Funding point of view that we provide to every potential contributor that requires one or requests one. These donors will come from a wide variety of sources.

A brief Letter of Inquiry was also developed. This letter is used to ask if you, your group or organization might be interested in helping us with funding. If we get a positive reply then we can go forward and provide all the detailed information they might require.

Our first fundraising began with a version of the Letter of Inquiry and it was sent out to all our past and present Board and

Committee members soliciting their financial contribution to project. The goal set at that time for this group was \$25,000 so far it has reached about \$40,000. (In 2020 we raised that goal to \$50,000)

Spring saw some more progress as our site plan design was before the zoning board of the local municipality for consideration. In August the Zoning Board of Manalapan approved our project.

Over the summer we completed a year’s work on the second draft of the lease with Monmouth Council that legally describes the future relationship between the NJSM and Monmouth Council and in the fall, it was submitted to the county of Monmouth for review by Green Areas.

We thought by this time we would have started targeting many different sources for funding as we move forward towards construction and occupancy latter in 2018 but this was about to change.

2018 – A New Start Required

The two working groups, one from the NJSM and our counterparts from MCBSA had finished a proposed Land Lease agreement and how the museum building would be built and operated. This lease was submitted to Monmouth County Green Acres in the fall of 2017. In early 2018, they notified us that they were not happy with this Land Lease strategy as a way to accomplish the construction of the museum building. Finally, in May of 2018 we received a detailed reply from Green Acres with all the issues they had identified.

Through the summer and fall we worked diligently to overcome the concerns of Green Acres. The working groups were trying hard to navigate this situation quickly to a satisfactory resolution. The goal was still the same a new museum building but the

path to success would be different than original conceived by both groups.

By November 2018, we had prepared the next version of the Lease. The Monmouth Council group then submitted this version to their Executive Committee for review. Once they approved it the lease would go back to Green Acres along with a cover letter explaining how we changed this version of the Lease to be compliant requested modifications.

As a consequence of the new Lease Monmouth Council would be in charge of constructing and owning the building and leasing it to the NJSM. In reality the NJSM would raise the funds required but run the project like a subcommittee of the MCBSA Property Committee. We thought we would have been working right away to create a construction and funding agreement that outlined all the required building details but things changed again.

2019 Moving Ahead we thought

As we started 2019 a new suggestion was made by the Monmouth Council Executive Committee.

As those who understand construction know the most time-consuming process involves all the legal approvals, permits that are required, fund raising and the consideration of many points of view. Actual construction is the least time-consuming part of the project.

The new suggestion by Monmouth Council Executive Committee did not get traction and another year was lost.

May 2020 MCBSA Approval was granted

At the MCBSA Executive Committee meeting of May 21, 2020 James Phillips presented the original 2018 plan via a power point presentation, that NJSM Board member Matthew Kaufman had provided, to the committee and it was approved follows:

The Executive Committee of MCBSA is supportive of the NJSM raising money and funding to build the Museum building project. The two groups then met to polish the required documents so they could be submitted to Green Acres. Subsequently Green Acres approval followed.

On May 27th plans to restart the complete project as we intended a long time ago were explained by Steven Buckley and Matthew Kaufman and the NJSM Board said get started. A lot of revision work had to be done on these old these documents to bring them up to date over the summer.

Fall 2020 What Now

We stated many years ago thinking we would like to start off with a 40 x 40-foot size building and then hopefully someday in the future expand it to the full 80 xx 40-foot size, which we already have approval to build. It appears our dream was too small back then because this fall the Board of the NJSM said let's build what we need the 80 x 40-foot size now.

Due to many good things happening on the financial side we already have about \$280,000 for the project and we have not even started formal public fundraising. We will begin that in January of 2021.

Now due to the increased size of the building and many years of construction inflation this total project, which the

building is the main portion, is about \$800,000.

Doing a little math, we have just over 1/3 of the funds required already and that is why the NJSM Board decided to build what we need, the larger building. We have been blessed.

Here is the major timeline and goals for the project:

1. Public Fundraising starting January 2021 through the winter of 2022.
2. Raise enough Funds by September of 2021 so we can award construction contracts and start building in November.
3. Major construction to be complete by May of 2022 so the NJSM can start to move in and begin the long process of setting up the display floor full of great exhibits and to set up our Archive in the lower level.
4. Continue Fundraising through the end of 2022 so that we can purchase the rest of the non-building items needed for the project to be complete by the fall.
5. November 2022 our Grand Re-Opening.

I once again would like to thank many people helped along the way.

Spencer Morasch and Matthew Kaufman who together have been my right and left-hand guys in supporting my work.

Monmouth Council BSA for donating the land at their Quail Hill Scout Reservation to

build our first ever free-standing Museum building.

James Phillips the Chair of the Monmouth Council Property / Camping Committee who has help guide this project thought Monmouth Council itself.

A very Scout friendly architect Kurt Kalafsky for his services and those of his company by continuing to support on this project.

Our legal counsel Jan Wouters who has worked tirelessly for us through every set back and success.

Our hope, and it continues to be, that many of you would find this project something you might be interested in helping us with in any manner you choose. One area where all our friends could help us with was identifying possible sources of funding. By the end of the project we need to raise another \$500,000. Yes, it's a big number but it will come from many sources both small and large.

Stay tuned for lots of additional details as the project moves ahead.

Steven Buckley

VP in charge of Building Construction and Fund Raising

www.NJSM.org

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