

Headquarters Commission



*Report to the Board of Governors
August 2010*

NSS Headquarters Commission

- Chair – John P. Scheltens NSS 10886 RL OS,CM,FE
 - Commissioners:
 - Bert Ashbrook NSS 25104 RL,FE
 - Steve Ormeroid NSS 19017 RL,FE
 - Tom Rea NSS 5683 RL,OS,CM,AL,FE
 - Dave Luckins NSS 14010 RL,FE
- OVP William Shrewsbury NSS 22677 RL,FE

Commission Meeting

Date: June 12, 2010

Location: Tom Rea's home near Indianapolis, Indiana

Initial Organizational Meeting of Full Commission

Agenda Items Included:

- Site Selection Criteria
- Reports of Site Investigations made to date
- Building Functions
- Initial Discussion on Budget & Costs
- Initial Discussion on Financial Plan
- Project Timeline
- Appointment of Secretary & Treasurer
- Website Development



Site Selection Criteria

Land Details:

- Acreage
- Owners
- Zoning (Current – Change ?)
- Taxes (Tax Exemption for this State)
- Permitting Restrictions
- Jurisdiction (County/City)
- Easements/Right-of-Ways/Covenants

Site Selection Criteria

Security:

- Police/Sheriff
 - Distance to Nearest Station
- Fire Department
 - Distance to Nearest Station
 - Distance to Nearest Hydrant
- Private Services

Site Selection Criteria

Utilities:

- Water
- Sanitary Sewer
- Electrical Power
- Natural Gas
- High Speed Internet Access

Site Selection Criteria

Transportation:

- Highways / Roads
 - Paved ?
 - 2-lane / 4 lane
 - Distance to Interstate
- Major Airports (Distance)
- Motels (Distance)

Site Selection Criteria

Local Support:

- Grottos (Distance)
- Universities (Distance)
- High Schools (Distance)

Site Selection Criteria

Caver Appeal:

- Is there a cave on the property?
- Why will cavers want this property?

Site Investigations

April 18-27, 2010

Indiana – Blenz Property

Huntsville, Alabama

Mammoth Cave Area

Site Investigations

Indiana:

– Blenz Property

- McCarty Property



Site Investigations

Alabama:

- Existing NSS Office
- University of Alabama
- Research Office Park
- Cave Area Outside City



Site Investigations

Kentucky:

- Mammoth Cave Area
(More than 12 locations visited)

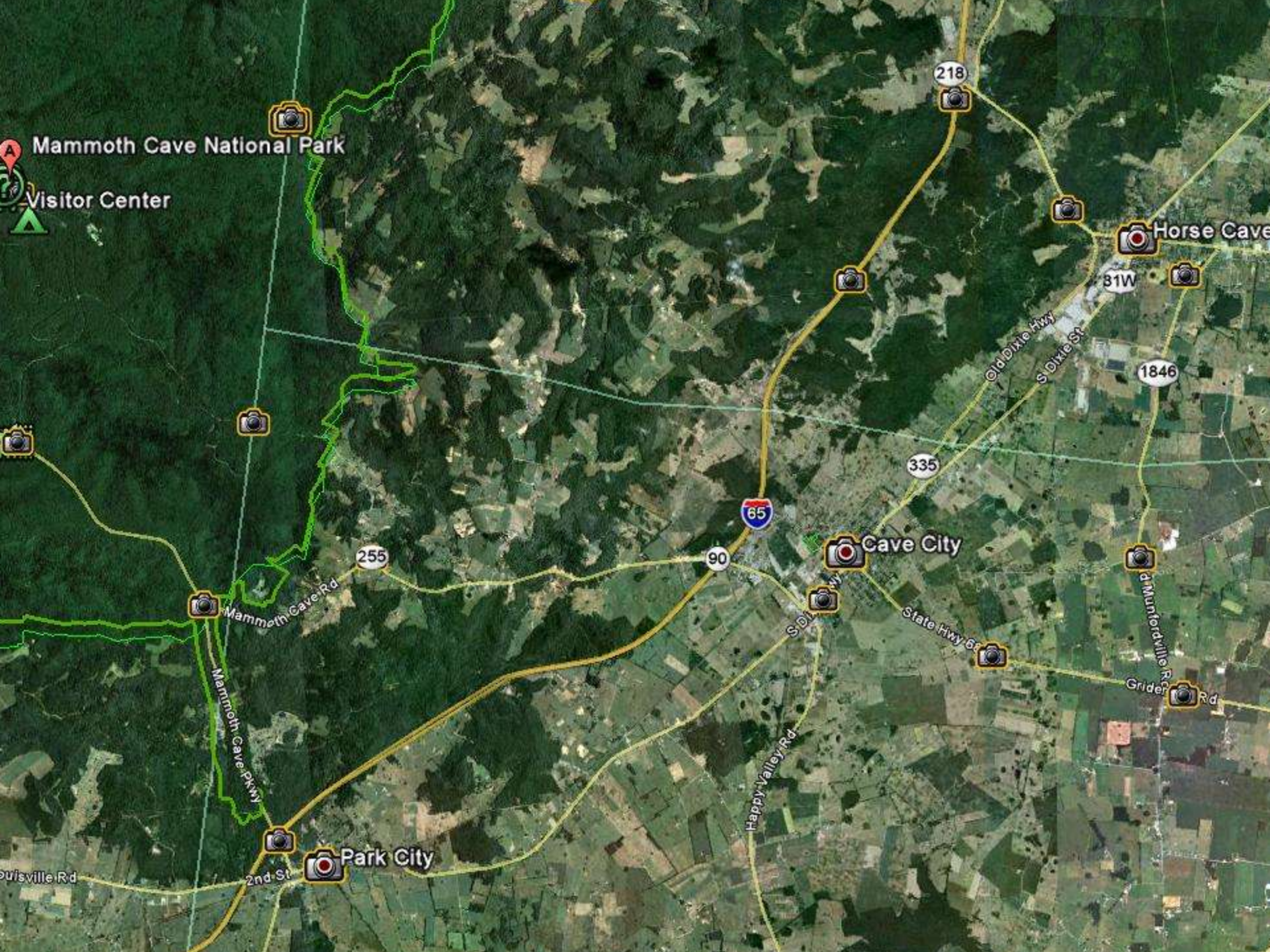


- Cave City

- Park City

- Horse Cave





Mammoth Cave National Park

Visitor Center

Horse Cave

Cave City

Park City

Mammoth Cave Rd

Mammoth Cave Pkwy

Happy Valley Rd

State Hwy 65

Old Dixie Hwy

S Dixie St

Dunfermlin Rd

Grider Rd

Louisville Rd

2nd St

S Dixie Hwy

335

81W

1846

90

255

218

65

Site Investigations

Alternative Locations:

- Shenandoah Valley, Virginia
- Carlsbad, New Mexico
- Others?

Building Functions

What will the Building be used for ??

Now and in Future

- Administrative & Office Space (How many offices?)
- Bookstore (Shipping & Storage)
- Library (Archives) (Number of Volumes)
- Cave Files (Amount of Information to be Stored)
- Training & Educational Facilities
- Educational Displays (Museum Collection)
- History of US Cave Exploration
- Meeting Room(s)
- Active Sales Area
- Mud Room (If Cave on Property)
- Dedicated Rooms (Vertical Section, Cave Diving Section, Photography/Videography, Cartography, etc.)

(Commission Coordinating with Comprehensive Planning Committee)



\$ Finance \$



Budget:

Commission is Preparing a 5-year Budget for BOG Approval

To be submitted at the Fall BOG Meeting in Grand Rapid , MI

Budget shall include cost estimates for: Construction, Site Preparation, Land Acquisition (if land is acquired), Professional Services, Project Management & Administration, Legal Fees, Permits, etc. to include Furnishings and Landscaping.

\$ Financial Plan \$

The Financial Plan, being developed by the Commission during the next 6 months will propose how the new headquarters will be financed.

Financial Options Include combining some or all of the following:

- Cash Already Raised and invested by the NSF
- Mortgaged either directly funded or secured by NSF
- C-503 Tax Exempt Bonds Issued to Members
- Private Foundation Grants
- Pro-Bono Professional Services
- Significant Donors (\$100 K)
- Section Sponsorship
- Multi-Year Pledges
- Membership Fundraising





The Future of the NSS

More Than Just A Cave Club ??

