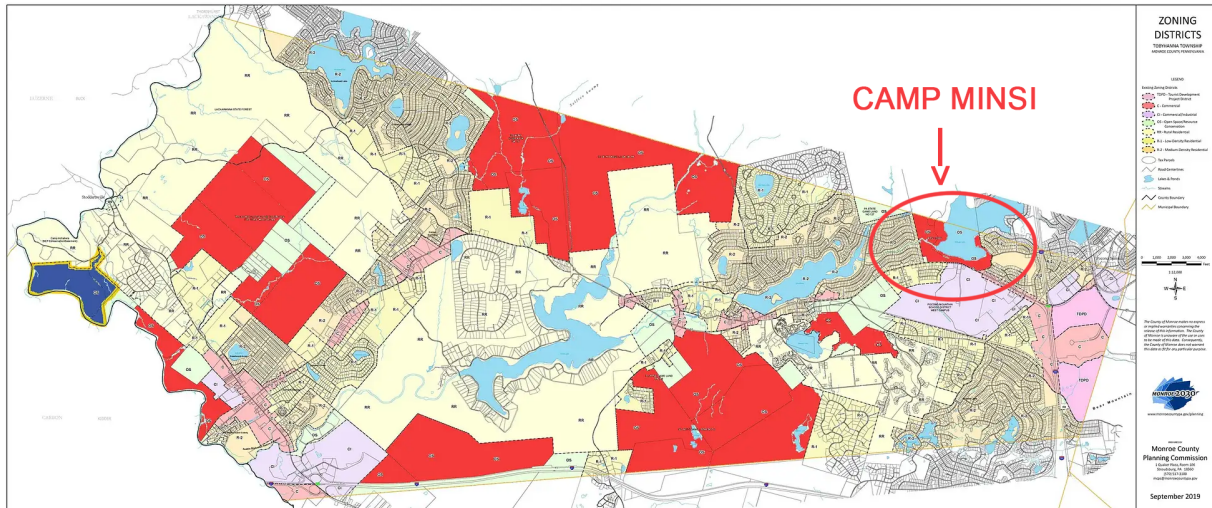


Tobyhanna Supervisors Set To Permit Commercial Resort Development In Conservation Districts

<https://theboronewspaper.com/2022/04/18/tobyhanna-supervisors-set-to-approve-to-permit-commercial-resort-development-in-conservation-districts/>



The Tobyhanna township zoning map, marked to show the parcel Adam Kerrick wants to develop (on the left, in dark blue) as well as the other 19 “Open Space/Conservation District” parcels which would qualify to do the same (in bright red) should the Kerrick Amendment pass on May 2.

From the article:

“The Kerrick Amendment would add to permitted uses in the district “guest cottages, an inn and/or hotel;” “single family and duplex residential units for management and employees as needed;” along with “accessory uses,” including “conference centers, restaurants, bars, retail and gift shops, spa, indoor and outdoor recreation facilities, and event venues.” All of this would be permitted for anyone owning a conservation district parcel of at least 100 acres. There are twenty such parcels in the town.”

Our source that described the importance of this article to us as well as much of the info here, wanted to impress that this fits into Minsi Trails Scout Executive’s will of “not looking to be in the camp business”. Here’s why this is important to the current situation at Minsi Trails, and their attempt at selling Camp Trexler & the Minsi Trails’ Service Center.

Why this Matters:

This Amendment’s effects on the area surrounding Camp Minsi would help explain why the MTC Board felt the need to rush the sale of Trexler Scout Reservation. With this move towards Commercialization of Conservation Districts, there will be a push towards adding more businesses to the area, and encroachment of residential units. The Property Value of Camp Minsi will skyrocket, allowing Minsi Trails to capitalize on the opportunity to sell.

There are members of the MTC Executives that are well versed & privy to information due to familial ties and a history of being involved in local Tobyhanna Township & Monroe County area matters, as well as Mr. Christ having family once being involved in Tobyhanna local government as Chairperson of the Board of Supervisors of the Township of Tobyhanna, Monroe County, PA.

How and Why MTC Intends to Sell Camp Minsi in the Future:

Rick Christ stated that he's "not looking to be in the Camp business", a sentiment he shares quite often with MTC Staff. This all fits with the plan of Minsi Trails Council choosing to sell Trexler Scout Reservation now while they can get current market value for the property, and waiting until a more financially advantageous time to sell Camp Minsi.

MTC Refused an Offer: Minsi Trails did not entertain an offer to allow neighboring Lake Naomi to purchase the land. Lake Naomi is understandably interested in the land so that they can ensure what surrounds their resort. Minsi Trails was offered a deal where Lake Naomi would purchase the land that Camp Minsi sits on, and lease it back to MTC so that Scouts could continue to use the Camp. This deal would negate the need for the Board's proposition to Sell Camp Trexler/The Service Center AND take out a Loan to cover the needed funds.

Why would MTC not entertain this?

Because instead of selling it to Lake Naomi now, the proposed kerrick amendment will cause a huge spike in property value for MTC to take advantage of in the future, and they think they can still cash in on Trexler's current market value.

"Never let a good crisis go to waste" - Rick Christ: One of Rick's favorite Winston Churchill quotes and his guiding factor of using this situation to push for his goal of "not being in the Camp business". Rick's proposal to the Board was to sell BOTH Camps, and he is taking advantage of this National BSA Lawsuit Settlement situation to advance his will. There are many ways to fund this settlement, but it is Rick Christ, and Paul Oswald trying to look good for a quick financial gain.

Career Advancement: Paul Oswald was recently moved into a Financial based role at Minsi Trails Council. Paul has been notoriously trying to advance up the BSA career ladder and land himself a role at a larger Council, and the timing of his placement into this new financial role raises some concerns. [Rick's Resume](#) also states his wish to serve for a "class 300 council or larger". By using this situation to make a quick cash-in for the Council, they'll look good on paper, while the Camps will be lost to time for the short-term gain of a few individuals. "Never let a good crisis go to waste"

While MTC has stated that they're looking to consolidate and make Camp Minsi their one Camp Property, generally a Council would then move assets to the remaining property. Rick has stated it will be sold "as is". The reason being that they don't actually intend on keeping Camp Minsi, and plan to coast on the facilities that are currently in use at Camp Minsi until it's time to sell.

Under the current Minsi Trails Executive Leadership of the Board, Rick Christ, and Paul Oswald, there is no Camp future at Minsi Trails Council. We need new leadership that will work with all of us to take advantage of better solutions to Save Camp Trexler.