
SPECIAL REPORT

CAMP NOOTEEMING



MAY 2026



OFFICE OF THE
DUTCHESS COUNTY COMPTROLLER
DAN AYMAR-BLAIR, COMPTROLLER

OFFICE OF THE COMPTROLLER
DUTCHESS COUNTY

Dan Aymar-Blair
Comptroller

22 MARKET STREET
POUGHKEEPSIE, NY 12601

(845) 486-2050

Fax: (845) 486-2055

E-mail: comptroller@dutchessny.gov

Brian D. Kelly
Deputy Comptroller

Aileen Wagner
Director of Audit

Dear County Officials and Taxpayers,

The Dutchess County Comptroller's Office has completed a special report on the purchase and operation of the 270.7-acre property located in the Town of Pleasant Valley known as Camp Nooteeing. It is not widely known by taxpayers that Dutchess County owns and operates a campground, no less its associated costs and operating struggles.

Dutchess County purchased Camp Nooteeing in April 2022 for a total of **\$4.2 million** from the Boy Scouts of America Hudson Valley Council and appropriated another **\$600,000** for upgrades and ADA compliance. The contract of sale came with two existing leases: One for a cellular communications tower and the other, significantly, with a soccer academy called Pathfinder Academy.

Dutchess County entered into an agreement with Pathfinder Foundation, Inc., not to be confused with the aforementioned Pathfinder Academy, to operate Camp Nooteeing. The Pathfinder Foundation worked with the Dutchess County Department of Community & Family Services (DCFS) to provide summer camp programs to youth residents during the summers of 2022 through 2024.

The Comptroller's Office identified multiple discrepancies with County policy pertaining to the purchase and operation of Camp Nooteeing, most notably in its selection of the Pathfinder Foundation in March 2022. The Pathfinder Foundation did not meet specific requirements outlined in the County's Request for Expressions of Interest (RFEOI), which included the selected vendor's ability to operate independently without direct financial support from the County. It is unknown to the Comptroller's Office why the Pathfinder Foundation was selected even after they informed the County that they would require funds to assist them in operating the camp.

It is recommended that Dutchess County strengthen its RFEOI evaluation and selection process to ensure awarded organizations fully meet all financial, operational, and capacity requirements before contract execution. This may include enhanced financial vetting, clearer minimum qualifications, and documented justification for award decisions.

The Comptroller's Office strongly encourages that future consideration for acquiring properties of this type be carefully weighed considering expense, use, and access. It is of particular importance to this Office to emphasize the limited public access to this property while under County ownership. The Office of the Comptroller will continue to monitor developments related to Camp Nooteeing.

The Comptroller's Office would like to thank the County Executive's Office, the Department of Community and Family Services (DCFS), the Department of Public Works (DPW), and the Department of Planning and Development (Planning) for their assistance in writing this report.

Respectfully submitted,



Dan Aymar-Blair
Dutchess County Comptroller

TABLE OF CONTENTS

I. Background	3
II. Objective & Scope	3
III. Methodology & Criteria	3
IV. Summary of Findings & Recommendations	4
V. History	5-9
VI. Pathfinder: A Closer Look.....	10-11
VII. RFEOI Seeking an Operator for Camp Nooteeing.....	12-13
VIII. Welcoming Youth to Camp Nooteeing	14-19
IX. Camp Nooteeing Today.....	20
X. Camp Nooteeing Timeline.....	21
XI. Department Response	22-23
Exhibit IA.....	24
Exhibit IB	25
Exhibit II.....	26
Exhibit III.....	27
Exhibit IV	28
Exhibit V	29
Appendix I.....	30

I. BACKGROUND

Camp Nooteeing is a 270.7-acre property (Tax Parcel No. 134400-6565-03-131274-0000) located in the Town of Pleasant Valley in Dutchess County, NY. This parcel was owned by the Boy Scouts of America Hudson Valley Council (BSAHVC) from 1926 to 2022 and had served as an active site for many scout troops, providing recreational programs and camping year-round.

Dutchess County purchased Camp Nooteeing in April 2022 for a total of **\$4.2 million**. The contract of sale included two existing leases: (1) A cellular communications phone tower lease, and (2) A Collective Rental Agreement and Joint Venture Agreement with Pathfinder Academy for a soccer field located on-site.

The County's intent in purchasing the camp was to align with Dutchess County's Path to Promise framework, which focused on six developmental aspects encompassing the major elements of a child's growth. At the time of purchase, the camp was anticipated to promote a unified synergy with the programs offered at the Youth Opportunity Union (YOU), a facility to be built in the City of Poughkeepsie.

Dutchess County selected The Pathfinder Foundation, Inc., a 501 (c)(3) non-profit organization to operate and manage Camp Nooteeing. The Pathfinder Foundation worked together with the Dutchess County Department of Community & Family Services (DCFS) to provide summer camp programs to youth residents during the summers of 2022 through 2024. Dutchess County terminated its contract with The Pathfinder Foundation in November 2024. The camp continues to remain under the ownership of the County. A detailed listing of all contracts can be found in **Exhibit I**.

II. OBJECTIVE & SCOPE

This audit provides a historical summary of the Camp Nooteeing property, including the **\$4.2 million** purchase of the land and existing structures by Dutchess County. In addition, the audit offers an in-depth examination of the awarded organization selected to operate and manage the facility through November 2024. The primary objectives were to:

- Identify and report all contracts between the County and Pathfinder Foundation during the period of April 2022 to June 2025.
- Verify whether Pathfinder Foundation adhered to all contractual terms including payments, performance metrics, and outcomes.
- Ensure adherence to the Dutchess County Contracted Services Policy & Procedures and the Capital Project-Buildings Policy regarding the property purchase and solicitation of potential operators of the facility.

III. METHODOLOGY & CRITERIA

To meet the objectives of this audit, the following items were reviewed by the Comptroller's Office:

- All available documents pertaining to the Camp Nooteeing property acquisition, including any completed appraisals, property assessments, and feasibility studies.
- All expenditures related to the Camp Nooteeing property that were incurred by Dutchess County since the purchase of the property.
- All County Contracts to ensure adherence of terms and provisions, as well as assessing timely execution and prompt submission of payment claims.

IV. SUMMARY OF FINDINGS & RECOMMENDATIONS

Findings:

- The organization selected to be the facilitator/manager of Camp Nooteeing did not meet specific requirements outlined by the County's Request for Expressions of Interest (RFEOI), the most significant of which was the ability to operate independently without direct financial support from the County.
- 100% of the County contracts were executed after the contract term began.
- Assets and equipment acquired through the purchase of Camp Nooteeing were not tracked as per the Dutchess County Asset Management policy.
- Payments issued to the Pathfinder Foundation did not follow payment provision language as stipulated in C#23-0298-12/23-SS-A2 for 2024.
- Contract deliverables provided by the Pathfinder Foundation (i.e., scholarship logs) were not thoroughly reviewed by the applicable County departments prior to issuance of payment.

Recommendations:

- Dutchess County should strengthen its RFEOI evaluation and selection process to ensure awarded organizations fully meet all financial, operational, and capacity requirements before contract execution. This may include enhanced financial vetting, clearer minimum qualifications, and documented justification for award decisions.
- The County Attorney's Office and corresponding County Departments should commit to work with all entities to ensure timely execution of all contracts and amendments.
- All equipment acquired through the purchase of Camp Nooteeing should be tracked and documented, as per the Dutchess County Asset Management Policy and any equipment valued at **\$5,000** or more must be tagged and included in the County's overall fixed asset inventory. As of the writing of this report, DPW Finance informed the Comptroller's Office that they are working on obtaining an updated inventory list of all assets at the camp and any assets greater than **\$5,000** will be tagged.
- Contract language should be specific with concise billing requirements and corresponding due dates.
- All required supporting documentation should be reviewed by the applicable County department for accuracy and completeness prior to issuance of payment.

V. HISTORY

Prior to the County Purchasing Camp Nooteeming

It is not clear to the Comptroller's Office as to the specific date of when a relationship was first established between BSAHVC and Pathfinder. Upon reviewing the Town of Pleasant Valley Planning Board Meeting Minutes which are published on the municipality's website, the earliest mention of any site plan discussions date back to March 2016. At the time, BSAHVC presented a plan for overnight facilities including living quarters, a dining facility, a new softball field, and a swimming pool and bath house. The site plan was modified several times over the next two years. In January 2017, the BSAHVC District Executive Director and Co-Chair of the Fundraising Committee mentioned that plans were underway to revitalize the Camp and convert it into a year-round residential facility, with a fundraising goal of **\$10M** to "modernize camp sites, a swimming pool, ball fields, an expanded dining hall, a trading post, STEM building, shooting ranges, and an education center."¹

On July 17, 2018, the Town of Pleasant Valley Planning Board approved a site plan and identified no negative environmental impacts associated with the project as proposed. The applicant (BSAHVC) indicated that all construction would be completed in phases:

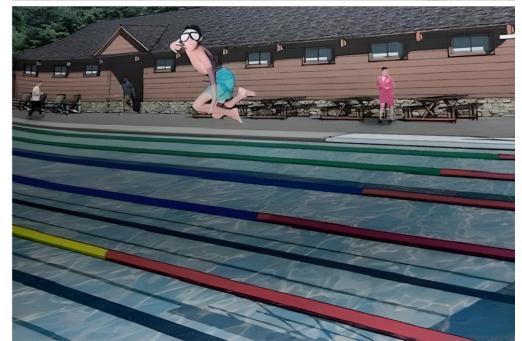
- Phase 1 would entail construction of a new pool and a restroom/shower building, baseball and soccer fields.
 - *It is important to note that this is the first mention regarding the construction of a soccer field in the Town Planning Board's Meeting Minutes. Therefore, it is unclear to the Comptroller's Office whether earlier intent to construct a soccer field existed but was omitted from any prior Meeting Minutes and/or site plan modifications.*
- Later phases would include a multi-use building with dining hall, a STEM building, sports fields, environment center, rifle/archery ranges, zipline/ropes course, and improvements to water, sewer, storm water and electric utility.

As stated in a Nooteeming newsletter published by the BSAHVC, a "lighted synthetic turf soccer field was officially completed" in July 2020. The newsletter also mentions the completion of a pool house and was seeking monetary donations totaling **\$29,000** for additional enhancements to the "Sports Complex," including a digital score board (**\$4,000**) and fencing around the soccer field (**\$17,000**). A snapshot of the August 2020 newsletter is shown as **Exhibit II**.

An examination of all Pleasant Valley Town Board Meeting Minutes available on the Town website was simultaneously reviewed. It should be noted that while the Town's website contains Planning Board meeting minutes from 2016 to present day, the Town Board meeting minutes are only available from 2020 onward. Therefore, based on available records, the first mention of Camp Nooteeming within the Town Board Meeting Minutes was during a May 2021 Regular Meeting. From May 2021 through August 2021, residents raised their concerns about the camp during the Public Comment portion of several Town Board Meetings.



DINING HALL WITH CAMP STORE & OFFICES



POOL & BATH HOUSE

¹ <https://rhinebeck.wordpress.com/2017/02/06/boy-scout-leaders-make-camp-nooteeming-appeal/>

V. HISTORY, CONT.

The Purchase of Camp Nooteeing

On December 4, 2021, the Executive Board of the BSAHVC published a letter to the scouting community on its [website](#), announcing the decision to sell the Camp Nooteeing property. This was a result of ongoing litigation and the establishment of a Victims Compensation Trust at the Boy Scouts of America national level, as it was required for all local councils to contribute an apportioned dollar amount of monies to the settlement fund.

On January 26, 2022, the Dutchess County Office of Central Services published a Request for Expressions of Interest (RFEOI), seeking qualified non-profit 501(c)(3) organizations for the management and operation of Camp Nooteeing. The RFEOI states successful organizations should have experience in managing camps, community, sports and wellness events, and/or academic facilities which include programming spaces, sports programs, youth and family development programs, and aquatic facilities. The deadline for all qualified non-profit 501 (c)(3) organizations to submit a completed proposal and required documentation to Dutchess County for consideration was February 28, 2022. Pathfinder Foundation, Inc. was the only respondent to the RFEOI and was ultimately selected by Dutchess County to manage and operate Camp Nooteeing. Further details regarding the RFEOI can be found on **Page 12**.

During an Environment Committee Legislature meeting held on April 6, 2022, many legislators voiced support for the County's purchase of the Camp Nooteeing property but also expressed concerns over entering into an agreement with Pathfinder and how the organization would fit into the County's Path to Promise initiative.

“

A purchase like this must benefit our taxpayers and programs need to be accessible for all Dutchess County residents, especially our youth and youth programming.

— Yvette Valdés-Smith, former
Dutchess County Minority Leader

”

On April 11, 2022, Resolution No. 2022063 declaring Dutchess County as the lead agency for the SEQRA (State Environmental Quality Review Act) review and accepting the Full Environmental Assessment Form and negative declaration for the purchase of Camp Nooteeing was approved by the Dutchess County Legislature.²

“

We intend to make this as accessible and affordable as possible to as many Dutchess County young people and associated organizations.

— Marcus Molinaro, former Dutchess
County Executive

”

\$600,000 was also approved to cover costs incurred by the County to bring the property into compliance with the Americans with Disabilities Act (ADA).

After lengthy discussion amongst the former County Executive and Legislators during the Environment Committee meeting the week prior, Resolution No. 2022067 authorizing the allocation of funds for the purchase of Camp Nooteeing was concurrently approved by the Dutchess County Legislature. The purchase of the property was **\$4.2 million**, which included camp fixtures, furnishings, and equipment. An additional

² <https://dec.ny.gov/regulatory/permits-licenses/seqr>

V. HISTORY, CONT.

The Purchase of Camp Nooteeing, cont.

The purchase of Camp Nooteeing from the BSAHVC was completed on April 20, 2022. The details of the purchase cost as well as a list of camp equipment included in the sale are shown in **Exhibit III**. The Comptroller's Office confirmed with the Department of Public Works that a walk-through inspection of the property and a physical inventory count were conducted in February 2022 prior to the purchase.

The contract of sale between the County and the BSAHVC included provisions for two existing leases:

1. An Option and Land lease between the BSAHVC and Homeland Towers, LLC for a cellular communications tower located on the Camp Nooteeing property.
2. A rental agreement and Joint Venture Agreement between the BSAHVC and Pathfinder Academy for a soccer field located on the Camp Nooteeing property.

Additional details on the rental agreement/Joint Venture Agreement are discussed later in this report under the "Request for Expressions of Interest" section on **Page 12**.

Observations:

- Funding authorizations costing over **\$500,000** for any capital project approval require two meetings of the Legislature with the first meeting being for "discussion only," per the Dutchess County Capital Projects-Buildings Policy. The policy does not specify whether the two meetings of the Legislature may include a Subcommittee meeting.
- The purchase of Camp Nooteeing land/buildings and any related depreciation is properly recorded in the County's Financial Management System.

Finding:

- Assets and equipment acquired through the purchase of Camp Nooteeing were not tracked as per the Dutchess County Asset Management policy.

Recommendation:

- All equipment should be tracked and documented, as per the Dutchess County Asset Management Policy and any equipment with a value of **\$5,000** or greater must be tagged and included in the overall fixed asset inventory for Dutchess County. As of the writing of this report, DPW Finance informed our Office that they are working on obtaining an updated inventory list of all assets at the camp and any assets greater than **\$5,000** will be tagged.

V. HISTORY, CONT.

County Ownership of Camp Nooteeing



Following the purchase of Camp Nooteeing by Dutchess County, the Department of Public Works immediately began taking the necessary steps to make the property ADA compliant by constructing ramps, railings, and handicap-accessible parking. In addition, numerous repairs were needed to multiple buildings, as well as the re-grading of roadways and drainage improvements. The table below summarizes the total amount of expenses for renovations for the period April 2022 to December 2024.

Capital Project H0588*	
<i>*Res. No. 2022067 authorized \$600K for reconstruction expenses.</i>	
2022	\$262,966
2023	\$105,021
2024	\$9,707
Total	\$377,694

As of December 2024, renovation expenses totaled **\$377,694**. Over 30% of the expenses included services from DeCar Fence, Inc. for a barrier arm entrance gate and programmable access control system, Peckham Materials for stone and paving materials, and A&J Construction of NY, Inc. for the construction of ADA ramps at several buildings.

The renovation expenses also included **\$39,700** paid to LAN Associates, EPAS, LLP for a Feasibility Study/ Cost Comparison and Existing Building Condition Assessment under C#22-0589-12/23-PW after the Department of Public Works published a Request for Proposal (RFP). The goal of RFP-DCB-19-22 was to evaluate options for providing the camp with a year-round dining facility and determine whether the existing dining hall and kitchen should be renovated and brought into compliance, or if construction of a new facility was necessary. Based on the cost estimates given with feasibility study results, the County ultimately decided not to proceed with the dining hall/kitchen project.

V. HISTORY, CONT.

County Ownership of Camp Nooteeing, cont.

Additionally, **\$35,000** was paid to Lothrop Associates Architects for architectural/engineering services associated with providing plans and specifications to complete a partially constructed in-ground pool. The pool construction was originally started under the ownership of the BSAHVC but was never finished. Based on Lothrop's plans, the project went out to bid under RFP-DCH-06-24. The County received no bids and therefore no award was made. Instead, the County paid an additional **\$6,879** to AA Property Service Inc. under C#23-0232-7/23-PW for the installation of a safety pool cover.



Partially completed pool at Camp Nooteeing with safety pool covering.

In addition to providing needed enhancements to the property, the County also spent a total of **\$80,315** from April 2022 to December 2024 for basic operating expenditures, such as utilities, refuse removal, water monitoring, security, and safety.

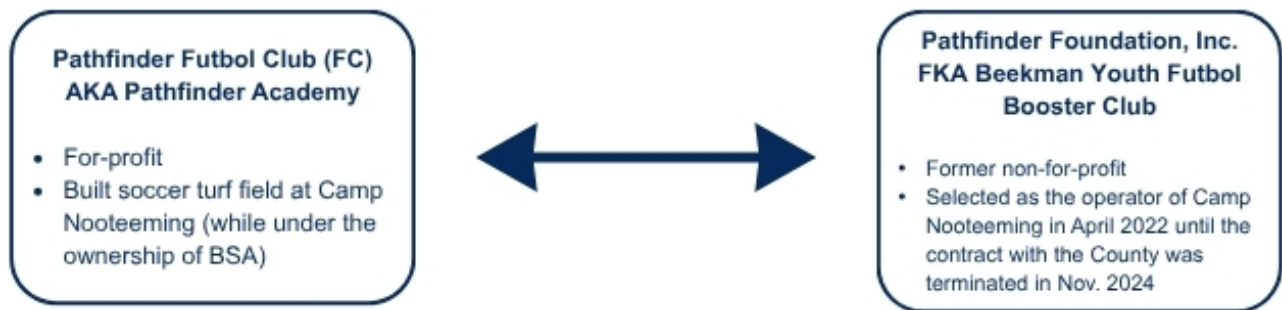
Of the **\$80,315** in total operating expenses incurred, a total of **\$25,689** (32% of the total expenses incurred) related to outstanding unpaid bills incurred by the Pathfinder Foundation, the former operator of the camp. Detail of the outstanding unpaid bills that were incurred by the Pathfinder Foundation are provided in **Exhibit IV**.

Operating Expenses Incurred	
2022	\$26,206
2023	\$4,064
2024	\$50,044
Total	\$80,315

Resolution No. 2023071 was approved by the Dutchess County Legislature on April 12, 2023, authorizing **\$150,000** for a master plan study of Camp Nooteeing. The goal of the study was to provide a comprehensive assessment of the property which would provide guidance to the County on how to best develop the camp for future years in partnership with the Pathfinder Foundation. The project went out to bid under RFP-DCH-2024-02. The County received three bids; however, as per the response letters sent by DPW, the County exercised its right to reject all proposals received. Therefore, no award was given.

VI. PATHFINDER: A CLOSER LOOK

It is important to understand the different components of Pathfinder, and their direct and indirect relationship with Dutchess County and Camp Nooteeeming.



Pathfinder Futbol Club (FC), also known as Pathfinder Academy is a for-profit year-round soccer academy and boarding school whose goal is to assist young players in providing a trajectory for professional and/or collegiate opportunities. Pathfinder FC was originally located in a farmhouse in Tymor Park within the Town of Union Vale. The academy briefly assumed the name FC Malaga City New York between 2019-2021 before disassociating with its parent club based in Spain. Pathfinder FC moved to the Camp Nooteeeming location, once the soccer turf field was completed in 2020. Players from around the world age 14 and older were eligible for the academy's offerings.

Once re-branding occurred in August 2021, Pathfinder FC pivoted their commitment to focus on a non-pay-to-play youth soccer development program in addition to its full-time residential academy. This allowed local youth as young as age 5 to participate in an 11-month competitive soccer program with 90% of the program's fees covered by the Pathfinder Academy. A brief overview of the Academy, its support services, and the corresponding fees are shown in **Exhibit V**.

Pathfinder Academy continues to operate today with elite youth soccer players now under the auspices of FC Westchester, a soccer club based in Purchase, NY. The Hudson Valley players continue to utilize the turf field that Pathfinder FC built at Camp Nooteeeming, as per the original Fundamental Lease Provision established between the Academy and the BSAHVC. Pathfinder FC no longer provides residential boarding at Camp Nooteeeming.



Original Pathfinder Academy located at Tymor Park, Town of Union Vale (Source: The Poughkeepsie Journal, 8/14/21)



Soccer turf field located on the Camp Nooteeeming property (Source: www.pathfinderfc.com)

VI. PATHFINDER: A CLOSER LOOK, CONT.

Pathfinder Foundation, Inc. was a non-profit 501(c)(3) organization whose mission was to support youth development programming and community engagement through its soccer club (aka Pathfinder FC, the for-profit entity). The organization was originally known as the Beekman Youth Futbol Booster Club and received tax-exempt status in 2014 under the main objective of promoting amateur soccer. A Certificate of Amendment was filed with New York State in May 2022, changing the entity's name to Pathfinder Foundation, Inc. To support its mission, the Pathfinder Foundation provided support to the Pathfinder Academy through tuition scholarships and grants for use in capital projects.

Pathfinder Foundation, Inc. was the sole entity that responded to Dutchess County's RFEOI and was ultimately selected as the manager/operator of Camp Nootteeming in April 2022.

According to the non-profit database listed on Guidestar.org, Pathfinder Foundation's tax-exempt status was revoked by the IRS for failure to file IRS Form 990 for 3 consecutive years as required. As of September 2025, Pathfinder Foundation, Inc. is no longer listed as a tax-exempt organization on the Internal Revenue Service Master File Extract³ website. Dutchess County no longer maintains a relationship with the Pathfinder Foundation, as the contract between the two parties was terminated in the fall of 2024.

³ <https://www.irs.gov/charities-non-profits/exempt-organizations-business-master-file-extract-eo-bmf>

VII. RFEOI SEEKING AN OPERATOR FOR CAMP NOOTEEMING

The Dutchess County Office of Central Services published a Request for Expressions of Interest (RFEOI) in January 2022, seeking qualified non-profit 501 (c)(3) organizations to outline their approach to operate and manage Camp Nooteeming in a financially sustainable way that wouldn't require direct County funding. At the time of the RFEOI, the County was considering purchasing the property from the Boy Scouts of America - Hudson Valley Council. The RFEOI included many minimum qualifications:

- The potential operator must be able to demonstrate a proven ability to provide a variety of youth services and incorporate the [County's Path to Promise framework](#) and initiatives into the camp for 400 children per day. These youth services include but are not limited to year-round athletic services, mental health development and support services, nutritional education and integrated meals, accredited academic support, and multi-lingual support to include Spanish and Portuguese.
- The potential operator has existing qualified project management staff who understand the County's needs regarding the camp, as well as its integration with the Youth Opportunity Union Building ("the YOU"), which was projected to be built at the time of the RFEOI. The RFEOI noted that the YOU would serve as a "central connection point for countywide coordinated service delivery."
- The potential operator would be able to link family-oriented programming/community days with the existing programming offered.

An additional requirement of the potential operator would be to assume two prevailing leases. The first lease was for an existing cellular communications tower physically located on the property, and the second lease was for an educational enterprise to operate an academic and sports academy on the property.

The original lease for a cellular communications cell tower was executed in 2007 between Homeland Towers, LLC and BSAHVC. An amendment was executed in 2015, extending the lease term to November 2051 in exchange for a prepaid rent payment of **\$280,000** payable to the BSAHVC. No additional rental revenue was to be paid to the Lessor or any future successors of the Lessor.

The second lease was a rental agreement executed in November 2020 between BSAHVC and Pathfinder Academy. It was governed by a Joint Venture Agreement with Fundamental Lease Provisions (FLP) established in May 2020. The FLP stated that the Academy had usage rights for their newly constructed soccer field and select buildings for their residential school, each for specified hours and weekdays throughout the year. The usage rights commenced on March 1, 2020 and will terminate on May 1, 2040 or when the soccer field requires replacement, whichever date comes first.

Building or Facility	Pathfinder Academy's Current Usage Rights
Soccer Field	Weekdays from 8:00 AM-10:30 AM & 4:00 PM-5:30 PM from August 15th-June 15th; and for 20 weekend games (40 hours)
Bath House	Weekdays from 10:00 AM-11:00 AM from August 15th-June 15th
Cabin 2	To be used for one adult employee of the Academy September 1st-November 30th; April 1st-June 15th
Tal's Cabin	August 15th-November 30th; April 1st-June 15th
Camp Property	To be used for general use of the camp's outdoor areas on weekdays September 1st-June 15th from 10:00 AM-5:00 PM

VII. RFEOI SEEKING AN OPERATOR FOR CAMP NOOTEEMING, CONT.

The Joint Venture Agreement between BSAHVC and Pathfinder Academy allowed both parties to jointly operate the soccer field and share any revenue generated from third-party rentals of the field. It was stipulated that the Academy was to set aside 20% of licensing fees, up to **\$15,000**, for maintenance and repair of the soccer field. Any remaining fees collected during the weekdays/hours not specified in the FLP would be distributed 50/50 between the Academy and BSAHVC.

The Pathfinder Foundation was the only interested party to respond to the RFEOI, and Dutchess County selected the non-profit entity to manage and operate the camp.

Ultimately when Dutchess County terminated its relationship and contract with the Pathfinder Foundation in November 2024, the responsibility of the two existing leases reverted back to the County. The County began to collect their portion of third-party rental revenues from Pathfinder Academy in April 2025. As of the writing of this report, Dutchess County has received license revenues from third-party soccer rentals totaling **\$11,207**.

2025	
April	\$2,181
May	\$3,164
June	\$4,002
July	\$960
August	\$-
September	\$900
Total License Revenue	\$11,207

Observations:

- The RFEOI required all respondents to provide a financial plan which provides for no direct cost to the County to operate the camp. Pathfinder Foundation stated numerous times in their response that they would require County funds to assist them in operating the camp.
- The RFEOI indicated all submissions would be reviewed for certain criteria, including the respondents' references. While Pathfinder Foundation's response listed several strategic partnerships, it was not evident whether these partnerships were potential relationships to fulfill the operation and management of the camp, or if these partnerships had any involvement with the Pathfinder Foundation prior to the RFEOI.

Finding:

- The organization selected to be the facilitator/manager of Camp Nootteeming did not meet specific requirements outlined by the County's Request for Expressions of Interest (RFEOI), the most significant of which was the ability to operate independently without direct financial support from the County.

Recommendation:

- Dutchess County should strengthen its RFEOI evaluation and selection process to ensure awarded organizations fully meet all financial, operational, and capacity requirements before contract execution. This may include enhanced financial vetting, clearer minimum qualifications, and documented justification for award decisions.

VIII. WELCOMING YOUTH TO CAMP NOOTEEMING

2022

After Dutchess County purchased Camp Nooteeing in April 2022, there was limited time to prepare the property for the arrival of youth programming that summer. Once Pathfinder Foundation was chosen as the operator of the camp, a Memorandum of Agreement (MOA) under Contract #22-0305-6/23-PW was executed on June 14, 2022. A lump-sum advance payment of **\$150,000** was immediately paid to the Pathfinder Foundation to be used for repairs to the property, utilities, staffing, and maintenance as stipulated in the MOA.

Resolution No. 2022118 was approved by the Dutchess County Legislature on July 11, 2022. It allocated **\$725,000** from the County's contingency fund to cover the costs of transportation for campers to and from the site through a contracted vendor. Additional monies were provided as payments to Pathfinder for general site readiness and critical maintenance for the property.

Dutchess County and Pathfinder Foundation continued negotiations and executed Contract #22-0401-6/37-PW on August 10, 2022, which superseded the initial MOA between the two parties. A total of **\$438,000** was paid to Pathfinder Foundation relating to summer camp programming. The calculated payment as stipulated in the contract was **\$100** per camper per day.

Initially, Dutchess County started outreach with neighboring municipalities and urban areas in the attempt to centralize transportation to and from the property. The outreach regarding summer opportunities at the camp was expanded to include several youth organizations and groups aligned with the County's Path to Promise initiative. According to Pathfinder Foundation, a total of 4,380 campers from across 8 different organizations attended summer programming at Camp Nooteeing.

Organization	Information from C#22-0401 (Pathfinder Foundation Inv#10062022)		Information from C# 22-0698 (Mat Bus 3/23/2023) & C#22-0583 (First Student 12/9/2022)			Total Unverifiable Payments
	# of Program Days	# of Campers	# of Program Days	# of Campers	Difference in # of Campers	
	(DUPLICATED)		(NOT DUPLICATED)			
Boys & Girls Club	10	2025	7	1750	-275	\$(27,500)
City of Poughkeepsie School District	10	1575	10	1500	-75	\$(7,500)
Cornell Cooperative Extension of Dutchess County	22	270	22	0	-270	\$(27,000)
East Fishkill Recreation Dept.	1	225	1	60	-165	\$(16,500)
ReBuilding Our Children Together	2	196	2	80	-116	\$(11,600)
Family Services	1	55	1	40	-15	\$(1,500)
Love Quest Foundation	1	19	1	19	0	\$-
Red Hook Library	1	15	1	20	5	\$500
Total Number of Youth		4380		3469	-911	\$(91,100)

Note: Information from bus invoices is representative of the minimum # of campers in attendance.

VIII. WELCOMING YOUTH TO CAMP NOOTEEMING, CONT.

2022, Cont.

In addition, the Dutchess County Department of Veterans Affairs held its “Red, White, and You” Veterans Appreciation Picnic on the property in August 2022. According to the Dutchess County Executive’s Annual Report for 2022,⁴ 19 additional public access and community events were held, attracting more than 4,000 attendees.

Observation:

- The MOA (C#22-0305) was attached as backup to one payment in the amount of **\$409,600** under C#22-0401-6/37-PW, rather than the current contract which superseded the MOA.

Findings:

- A comparison of the Pathfinder Foundation Invoice #10062022 under C#22-0401 with transportation invoices under C#22-0698 and C#22-0583 identified discrepancies between the number of campers billed and number of campers transported. These discrepancies resulted in **\$91,100** in unverifiable payments to the Pathfinder Foundation.
- Contract #22-0401-6/37-PW was executed after the contract began. Details of contract execution dates can be found in **Exhibit I**.

Recommendations:

- Dutchess County should request reimbursement from the Pathfinder Foundation for any unverifiable payments. In addition, all supporting documentation and reconciliations should be thoroughly reviewed for accuracy and completeness by the applicable County department prior to issuance of payment to a vendor.
- The Dutchess County Attorney’s Office and the managing Dutchess County Departments should work collaboratively to ensure contracts and amendments are executed before the start of their respective terms.

⁴ <https://www.dutchessny.gov/Departments/County-Executive/Annual-Report-for-2022.htm>

VIII. WELCOMING YOUTH TO CAMP NOOTEEMING, CONT.

2023

In preparation for the 2023 summer camp season, Pathfinder expanded their program offerings and included a direct-to-consumer model for all Dutchess County residents. In addition, they hired a Youth Development Director and staff to operate the camp. "Camp Pathfinder" offered both a traditional day camp and leadership camp for children ages 4-17, offering two-week sessions during the summer months for **\$1,200** per camper per session.



Dutchess County announced full and partial scholarships would be offered to families on a first-come, first-serve basis. Residents were required to apply through an online portal, and Pathfinder Foundation awarded scholarships based on financial need. Contract #23-0298-12/23-SS was executed on June 29, 2023, allowing up to **\$110,000** to be paid to Pathfinder Foundation towards scholarships and one-way transportation to Camp Nooteeming. The contract stipulated 50% of the total amount would be paid to Pathfinder upon execution of the contract, while the remaining 50% would be paid upon receipt of an invoice and a completed scholarship log.

Simultaneously, a separate contract was being negotiated between the Dutchess County Department of Community & Family Services (DCFS) and the Poughkeepsie City School District (PCSD). The intent of the agreement was to allow up to **\$86,662** to be paid to the PCSD, by providing scholarship monies to send 150 children to Camp Nooteeming for two distinct two-week sessions, as well as round trip transportation costs. PCSD in turn would then issue payment to the Pathfinder Foundation. As ongoing negotiations between the two parties continued, an unknown number of children began to attend Camp Nooteeming in July. In an effort to meet Pathfinder Foundation's financial constraints, the County Executive's Office instructed DCFS to pay the scholarship monies directly to the Pathfinder Foundation by amending Contract #23-0298-12/23-SS for an additional **\$75,000** under the same stipulations as the original contract. The amendment was executed on July 20, 2023.

Contract #23-0309-12/23-SS was executed on July 5, 2023, issuing payment to the Boys & Girls Club of Newburgh, Inc. for **\$91,165.30**, which provided scholarships and round-trip transportation for up to 150 Dutchess County youth to attend Camp Nooteeming for one week.

The Pathfinder Foundation CEO presented an overview of the programs offered at Camp Nooteeming to members of the Dutchess County Legislature on August 10, 2023. It was stated that the Pathfinder Foundation offered financial assistance to campers who applied for scholarships. Pathfinder was able to secure funds through multiple grants (Dyson & Berkshire totaling **\$55,000**) in addition to the funds provided to them by Dutchess County.

Contract #23-0556-12/23-SS was executed on November 15, 2023, authorizing payment to the Poughkeepsie City School District for **\$11,661.40**, solely for the roundtrip transportation expenses for City of Poughkeepsie youth who attended Camp Nooteeming earlier that summer.

It's **DUTCHESS COUNTY RESIDENTS**
time to **LIMITED PARTIAL & FULL**
Think SCHOLARSHIPS AVAILABLE
Summer APPLY ONLINE!

CAMP AMENITIES
272 acres in Pleasant Valley
conveniently located off the Taconic

- Outdoor Pool
- Lake for Fishing & Boating
- Kayaks & Paddleboards
- Pavilions and Fire Pits
- Turf Soccer Field
- Camping & Tenting
- Arts & Crafts Cabin
- Archery Range
- Commercial Kitchen
- Dining Hall
- Hiking Trails
- Gaga Pit & Rock Wall
- Basketball Court
- Welcome Center
- Camp Cabin

JUL 3-
AUG 25

AGES 4-17

BUS
OPTIONS

EXTENDED
AM/PM CARE

800-485-3328

www.pathfinderfnd.org

CAMP PATHFINDER | 22 Camp Nooteeming Rd. | Salt Point, NY 12578

VIII. WELCOMING YOUTH TO CAMP NOOTEEMING, CONT.

2023, Cont.

Contract #23-0556-12/23-SS was executed on November 15, 2023, authorizing payment to the Poughkeepsie City School District for **\$11,661.40**, solely for the roundtrip transportation expenses for City of Poughkeepsie youth who attended Camp Nooteming earlier that summer.

Observations:

- Inconsistent guidance was provided by the County regarding the determination of scholarship eligibility and award amounts. A May 2023 Dutchess County publication indicated no cost to families making up to 150% of the Federal Poverty Level for a two-week camp session, whereas C#23-0298-12/23-SS provided a different eligibility matrix based on household income. In addition, the May 2023 Dutchess County publication matrix did not demonstrate the cost to the camper.

Family Size	2023 Poverty Level % of FPL	From	To 150%
2	\$33,874	\$0	\$50,811
3	\$42,606	\$0	\$63,909
4	\$51,338	\$0	\$77,007
5	\$60,070	\$0	\$90,105
6	\$68,802	\$0	\$103,203
7	\$77,534	\$0	\$116,301
8	\$86,266	\$0	\$129,399

Eligibility guidance published in May 2023 by Dutchess County.

Household Income	2-Week Camp \$1,200	
	Scholarship	Cost to Camper
< \$45,000	\$1,200	\$0
\$45,001-\$60,000	\$1,100	\$100
\$60,001-\$70,000	\$1,000	\$200
\$70,001-\$80,000	\$900	\$300
\$80,001-\$90,000	\$800	\$400
\$90,001-\$100,000	\$700	\$500
\$100,001-\$150,000	\$400	\$800
> \$150,001	\$0	\$1,200

Eligibility guidance included in C#23-0298-12/23-SS.

- 8 children received scholarships to attend camp through monies paid by Dutchess County to both the Boys & Girls Club under C#23-0309 and the Pathfinder Foundation under C#23-0298. DCFS informed our Office an applicant could not apply for scholarship eligibility through both the Pathfinder Foundation online portal and other contracted agencies, such as the Boys & Girls Club or PCSD. This observation suggests there was no control in place to ensure verification of recipient names and avoid the duplicate awarding of scholarship monies.

VIII. WELCOMING YOUTH TO CAMP NOOTEEMING, CONT.

2023, Cont.

Finding:

- Contract #23-0298-12/23-SS and Amendment 1 were both executed after the contract began. Details of contract execution dates can be found in **Exhibit I**.

Recommendation:

- The Dutchess County Attorney's Office and the managing Dutchess County Departments should work collaboratively to ensure contracts and amendments are executed before the start of their respective terms.

2024

Contract #22-0401-6/37-PW-A1 was executed on February 21, 2024, allowing up to **\$200,000** to be paid to Pathfinder Foundation for property repairs and maintenance, as well as staffing and utility expenses. The contract stipulated **\$165,000** would be paid upon execution of the contract. The remaining balance would be paid to the Pathfinder Foundation at least 30 days afterwards, upon submission of an invoice, statement, and/or receipts substantiating the claim. In addition, the Pathfinder Foundation was to provide a final reconciliation statement certifying expenditures for the entire contract period.

Dutchess County announced that full and partial scholarships for 2024 "Camp@Pathfinder" would be offered to families on a first-come, first-serve basis. Similar to the prior year, residents were required to apply through an online portal, and awards were offered based on financial need. Families making up to 150% of the Federal Poverty Level qualified for a two-week camp session at no cost. Contract #23-0298-12/23-SS-A2 was executed on May 3, 2024, allowing up to **\$250,000** to be paid to Pathfinder Foundation, solely towards scholarships for youth to attend the camp. The contract stipulated 50% of the total amount would be paid to Pathfinder Foundation upon execution of the contract, an additional 30% would be paid upon receipt of an invoice and July 2024 interim scholarship recipient log, and the balance of the contract would be paid upon receipt of an invoice and completed scholarship log and outcome report.

A third-party bus vendor provided daily round-trip transportation from two specific locations in the City of Poughkeepsie to the Camp, in coordination with DCFS for campers, totaling **\$31,200**, which was paid for by Dutchess County.

The Dutchess County Youth Board and Coordinating Council Meeting Minutes reported 349 youth attended Camp Nooteeming during Summer 2024.⁵

On November 14, 2024, Contract #22-0401-6/37-PW-A2 was executed, hereby terminating Pathfinder Foundation as the facility operator of Camp Nooteeming.

⁵ <https://www.dutchessny.gov/Departments/Youth-Services/Docs/APPROVED-YBCC-Minutes-September-2024.pdf>

VIII. WELCOMING YOUTH TO CAMP NOOTEEMING, CONT.

2024, Cont.

Observation:

- Pathfinder Foundation received **\$125,000** upon execution of C#23-0298-12/23-SS-A2 on May 8, 2024, as well as **\$75,000** on July 3, 2024, after submitting an Interim Scholarship log. The entity then requested the remaining balance due on the contract in the amount of **\$50,000** on July 23, 2024. Pathfinder indicated they would not be able to meet their payroll commitments in August 2024 and requested their final payment of **\$50,000**. The County Executive's Office authorized a partial payment to Pathfinder Foundation for **\$25,000**, which was issued on August 1, 2024. The final **\$25,000** payment was issued two weeks later on August 16, 2024. It remains unclear whether the 2024 payments issued to the Pathfinder Foundation were strictly used for scholarships as stipulated in the contract, or whether the monies were used to fulfill expenditures and shortfalls unrelated to this contract.

Findings:

- The Pathfinder Foundation provided a general ledger and supporting documentation in order to receive payment for the remaining balance, as stipulated by C#22-0401-6/37-PW-A1. One invoice for Leprechaun Lines included in the supporting documentation totaling **\$2,350** did not pertain to Summer Camp expenses and was not incurred by the Pathfinder Foundation, but rather Pathfinder Academy, LLC.
- The issuance of payments to the Pathfinder Foundation did not adhere to the payment provisions listed in Paragraph 2(iii) for C#23-0298-12/23-SS-A2. In addition, final payments were issued to the Pathfinder Foundation prior to the billing/reporting schedule within the Contract's Scope of Services.
- A thorough review of the Interim and Final Scholarship Recipient Logs under C#23-0298 provided by the Pathfinder Foundation to DCFS identified several anomalies:
 - Six recipients were listed as receiving two separate scholarship amounts (one through a direct application via the online Pathfinder Foundation portal and one through the Boys & Girls Club through the PCSD). Our office was unable to determine if there was concise guidance provided to either of the potential applicants using the portal or if Pathfinder Foundation was cross-checking recipient names to ensure unduplicated awardees.
 - Four recipient names were listed multiple times on the scholarship log, indicating they received multiple scholarship payments. Our office was unable to determine if a recipient was allowed to receive multiple scholarships and what guidance provided for multiple scholarship amounts for the same individual.
 - One recipient name listed twice on the scholarship log both as a camper and a parent/guardian.

Recommendations:

- All funds that are not substantiated by contract provisions should be returned to Dutchess County. All required supporting documentation should always be reviewed by the applicable County department for accuracy and completeness prior to issuance of any future payment.
- Issuance of payments should follow all provisions as stated in the contract. All required reports and logs should be provided to the applicable County department as per the guidelines/deadlines specified within the contract.
- All supporting documentation and reconciliations should be thoroughly reviewed for accuracy and completeness by the applicable County department prior to payment.

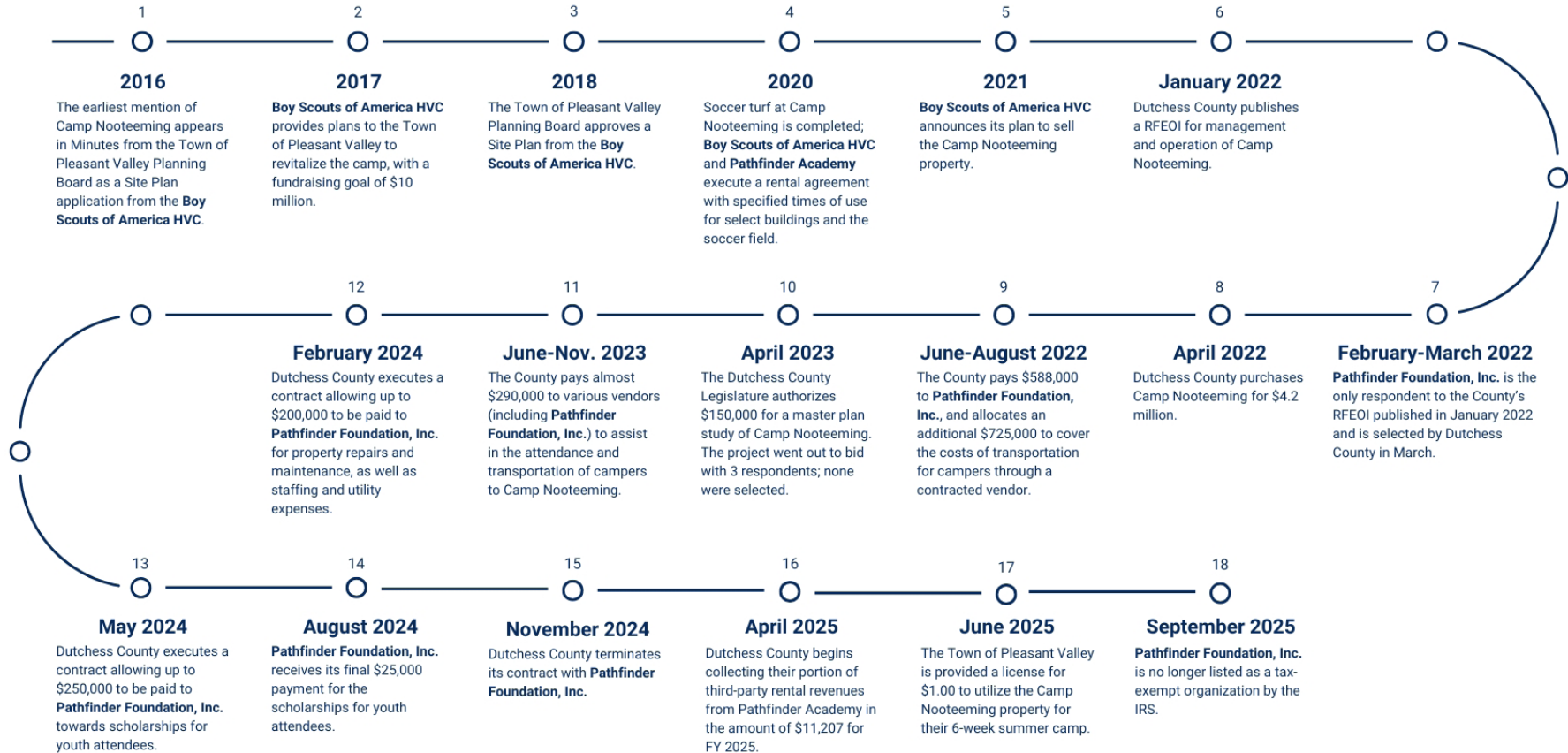
IX. CAMP NOOTEEMING TODAY

Once the relationship between Dutchess County and Pathfinder Foundation was terminated, the County assumed the responsibility for the upkeep and maintenance of Camp Nooteming, as well as the two existing leases for the cell tower and Pathfinder Academy. Contract #24-0507-1/25-PW was executed on November 4, 2024, issuing payment to Ackerly & Hubbell Appraisal Corp. for **\$12,500**. The firm conducted an appraisal of the soccer field and specific buildings listed in the Fundamental Lease Provision to determine the value of their leaseholder rights.

The Dutchess County Office of Central Services published RFEOI-DCP-04-25 in December 2024, seeking a qualified organization to operate Camp Nooteming which would be at little to no cost to county taxpayers. The Town of Pleasant Valley was the sole respondent, and no award was given. However, Contract #25-0252-8/25-PW was executed on June 3, 2025, providing a license to the Town of Pleasant Valley for **\$1.00** to utilize the Camp Nooteming property for their 6-week summer “Sunny Days” camp. The contract stipulated that the Town would accommodate up to 50 Dutchess County youth per 2-week session at the County’s discretion at no cost. Approximately 35 youth from the City of Poughkeepsie based organization Community Matters 2, Inc. attended this camp during the week of July 28 to August 1, 2025.

X. CAMP NOOTEEMING TIMELINE

CAMP NOOTEEMING TIMELINE 2016-2025



XI. DEPARTMENT RESPONSE

SUE SERINO
COUNTY EXECUTIVE



22 Market Street
Poughkeepsie, NY 12601
Phone: 845-486-2000

DUTCHESS COUNTY GOVERNMENT

April 20, 2026

Mr. Dan Aymar-Blair
Dutchess County Comptroller
22 Market Street
Poughkeepsie, NY 12601

Dear Comptroller Aymar-Blair:

Dutchess County appreciates the Comptroller's Office for its thorough review of the acquisition, management, and operations of Camp Nooteming. This audit provides a valuable opportunity to reflect on both the successes and challenges associated with this property and to strengthen our processes moving forward.

The County's decision to purchase Camp Nooteming in 2022, prior to my term, was guided by the previous administration's long-term vision to expand access to youth programming, outdoor recreation, and supportive services aligned with the Path to Promise framework. Since acquisition, the property has served thousands of young people and families, offering meaningful opportunities for recreation, enrichment, and community engagement.

We acknowledge the findings outlined in the audit and take them seriously. In particular, the County recognizes the need to:

- Ensure contracts and amendments are executed in a timely manner;
- Improve oversight of contract compliance, documentation, and payment verification;
- Enhance internal controls related to asset inventory and financial tracking.

Corrective actions are already underway. The County has:

- Terminated its contract with the prior operator and assumed direct oversight of the property;
- Begun a Lean Six Sigma review of contract processing with the goal of implementing improved contract management and procedures to make processing more efficient across departments with the goal of getting them executed prior to the term;
- Initiated efforts to fully inventory and tag all qualifying assets in accordance with County policy;
- Reinforced interdepartmental coordination to ensure documentation is reviewed thoroughly prior to payment approval.

XI. DEPARTMENT RESPONSE, CONT.

Additionally, your audit finds and recommends that unverifiable payments totaling \$91,100 be recouped from Pathfinder Foundation based on a comparison of bus transportation records from 2 bus vendors to the invoice detail from Pathfinder for camper services. Transportation was not a requirement to use the camp. While some organizations used County provided transportation, it was not a requirement and should not be used to verify camper participation. Pathfinder's invoice details the attendance of 4,380 camper services provided for the period 7/19-8/24/2022 and by organization. No additional confirmation is required by the contract and recoupment for such would be without merit.

The County is reassessing the long-term use and operational model for Camp Nooteeing to ensure sustainability, accountability, and alignment with community needs. This includes exploring partnerships, possible divestment, or other opportunities and structures that minimize taxpayer cost.

Dutchess County thanks the Comptroller's Office for its recommendations and remains committed to transparency, accountability, and continuous improvement in serving our residents.

Sincerely,



Sue Serino
Dutchess County Executive

EXHIBIT IA. CONTRACT SUMMARY

Contract Funding To Pathfinder Foundation by Year				
Contract	Description	2022	2023	2024
22-0305-6/23-PW	MOA in which payment was made to bring the property up to standard for 2022 summer camp.	\$150,000	\$-	\$-
22-0401-6/37-PW	Contract superceding the MOA allowing the Pathfinder Foundation to serve as the facility operator. It included an upfront camp readiness payment of \$150,000 (already paid through C#22-0305) and per camper day payments not to exceed \$438,000.	\$438,000	\$-	\$-
22-0401-6/37-PW-A1	Amendment for continuation of upkeep and maintenance at the Camp in a payment not to exceed \$200,000. It included a payment of \$165,000 payable upon execution of the amendment, and the remainder payable 30 days after receiving an invoice and supporting receipts.	\$-	\$-	\$200,000
22-0401-6/37-PW-A2	Amendment that served as the termination of the operating lease and ending Pathfinder Foundation to serve as the facility operator.	\$-	\$-	\$-
23-0298-12/23-SS, 23-0298-12/23-SS-A1	Original contract for 2023 Summer Camp for \$110,000 - 50% to be paid upon execution of contract and receipt of an invoice, and 50% balance to be paid upon receipt of completed scholarship log and invoice. An amendment in 2023 included an additional \$75,000 with contract terms remaining unchanged. The purpose was to add funds for Poughkeepsie City School District youth camp tuition scholarships.	\$-	\$185,000	\$-
23-0298-12/23-SS-A2	Amendment to cover tuition scholarships for 2024 Summer Camp not to exceed \$250,000 - 50% to be paid upon execution of contract and receipt of invoice, 30% to be paid upon receipt of invoice and July 2024 interim scholarship recipient log, and balance upon receipt of an invoice, outcome report, and completed scholarship recipient log.	\$-	\$-	\$250,000
Total Funding by Year		\$588,000	\$185,000	\$450,000

EXHIBIT IB. CONTRACT DETAIL

Contract Detail of Execution and Payment Dates											
Contract	Term	Total Contractual Amount (Not to Exceed)	Contract Execution Date	Issued Payment #1	Issued Payment #1 Date	Issued Payment #2	Issued Payment #2 Date	Issued Payment #3	Issued Payment #3 Date	Issued Payment #4	Issued Payment #4 Date
22-0305-6/23-PW	6/14/2022-6/13/2023	\$150,000	6/14/2022	\$150,000	6/17/2022						
22-0401-6/37-PW*	7/1/2022-6/30/2037	\$588,000	8/10/2022	\$409,600	9/2/2022	\$28,400	10/13/2022				
22-0401-6/37-PW-A1	7/1/2022-6/30/2037	\$200,000	2/21/2024	\$165,000	2/22/2024	\$35,000	9/16/2024				
22-0401-6/37-PW-A2	7/1/2022-10/31/2024	\$-	11/14/2024	Lease Termination							
23-0298-12/23-SS	5/1/2023-12/31/2023	\$110,000	6/29/2023	\$55,000	7/6/2023						
23-0298-12/23-SS-A1**	5/1/2023-12/31/2023	\$185,000	7/20/2023	\$37,500	7/21/2023	\$92,500	7/28/2023				
23-0298-12/23-SS-A2	1/1/2024-12/31/2024	\$250,000	5/3/2024	\$125,000	5/8/2024	\$75,000	7/3/2024	\$25,000	8/1/2024	\$25,000	8/16/2024
*Total contractual amount of \$588,000 consists of (1) Pathfinder Upfront Camp Readiness Payment of \$150,000 from C#22-0305 and (2) Pathfinder Per Camper per Day Payments not to exceed \$438,000											
**Contract #23-0298 was amended for additional \$75,000											



BOY SCOUTS OF AMERICA
HUDSON VALLEY COUNCIL

MARK YOUR SCOUTING LEGACY

We are offering personalized pavers, handcrafted Adirondack chairs and benches to be placed prominently at the newly renovated Camp Nooteeming.

Have yours or a loved one's dedication to Scouting set in stone and appreciated for generations to come!



CONNECT WITH US

Check our website frequently for upcoming events!
HudsonValleyScouting.org

Like us on Facebook!
Camp Nooteeming



SUBSCRIBE

To subscribe to this newsletter, contact Jon at Jon.Whitaker@scouting.org with the subject line: **Nooteeming News**. Thank you!

SUMMER SUCCESSES

Summer 2020 has been full of many exciting things happening as we continue the renovations and renaissance of Camp Nooteeming. We are excited to report after two years of working with the Health Department, the water at Tal's Cabin has been approved. Drink up!

We now are finished with the approvals for the Summer Well, and the Pool House. All are fully operational! Due to COVID-19, construction has been delayed for the new swimming pool, but we are promised it will be built soon. The biggest news this summer is the completion of the brand new lighted synthetic turf soccer field. Construction was completed in mid July, if you would like to reserve time for your soccer, field hockey, or any other sporting team please contact Colin McComb: Colin.McComb@thepathfinderacademy.com or by phone: 845-337-1427

if you would like to continue to support the finishing touches of the Sports Complex we are looking to install: Digital Score Board: \$4,000; Office set up for the Pool House \$8,000; a fencing around the soccer field: \$17,000 and audio visual for the Welcome Center: \$6,500. Contact Brud Hodgkins or Dave Petrovits.

Yours in Scouting,

David Petrovits & Brud Hodgkins
Capital Campaign Co-Chairs

BEFORE & AFTER SOCCER FIELD



EXHIBIT III. PURCHASE COSTS & PROPERTY INCLUDED WITH THE CAMP NOOTEEMING PURCHASE

Total Cost Paid by Dutchess County for Camp Nootteeming	
Sale Price	\$4,200,000*
Adjustment for Propane	\$5,317
Title Expenses	\$15,396
Total Purchase Price	\$4,220,713
<i>*Includes \$200,000 of personal property listed below.</i>	

Included Personal Property in the Sale	
Property	Approx. Quantity
All tents and poles	84
All bunk beds	50
All Dining Hall tables	20
All Dining Hall chairs	200
All canoes	10
All rowboats	5
All picnic tables	15
All equipment and tools, including commercial riding mower, John Deere tractor with various attachments for ball field, line striper, rakes, and drag, and tractor with backhoe and attachments	
All furniture located inside the Welcome Center (including couches, chairs, and rug)	
All furniture located inside Tal's Cabin (including large dining table)	
All kitchen equipment and appliances	
Monte Brothers Speaker system located in the Dining Hall	
All plumbing, heat, lighting fixtures, window coverings, awnings, plants, and shrubbery	

EXHIBIT IV. OUSTANDING PATHFINDER OPERATING BILLS PAID BY DUTCHESS COUNTY

Vendor	Amount	Description
Central Hudson	\$14,804	Utilities for several buildings
VRI Environmental Services, Inc.	\$6,724	Water treatment service and repairs
Doyle Security Systems, Inc.	\$839	Alarm Monitoring
Bottini Fuel Oil	\$655	Propane Tank Rental
Waste Management of NY, LLC	\$2,668	Refuse Removal
Total	\$25,689	

EXHIBIT V. SCREENSHOT OF PATHFINDER ACADEMY'S PROGRAM AND ASSOCIATED FEES



*INTERNATIONAL
FOCUS
ON FOOTBALL*



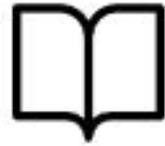
*UEFA / USSF
COACHES*



*GENUINE
PATHWAYS*



*GENUINE
OPPORTUNITIES*



*AMERICAN
FOCUS ON
EDUCATION*

Pathfinder is a non-pay-to-play* football program with pathways to the highest level of the game. To be with us full-time you may need academic support & residential services. We can provide these for a cost. Additionally, our professional ID program in Spain and pre-season training in Spain is offered for an additional cost.

- 10 MONTHS OF PROGRAMING
 - TRAINING 5x WEEKLY
 - WEEKLY COMPETITIONS
 - SHOWCASE TOURNAMENTS

OPTIONAL: RESIDENTIAL (ROOM & BOARD)

\$1,700/mo (NY) & \$3,100/mo (Spain)

OPTIONAL: ACADEMIC PROGRAMING

\$10,000/year (MS/HS) or \$6,450 (University)

APPLY

VISIT

* There are nominal fees for administrative costs and uniforms.

APPENDIX I. GLOSSARY OF TERMS

Americans with Disabilities Act (ADA): A 1990 civil rights law enacted to protect people with disabilities from discrimination and imposes accessibility requirements on public accommodations.

Appraisal: The process by which the value of an item or property is determined.

IRS Form 990: A form that tax-exempt organizations file annually in order to provide the Internal Revenue Service (IRS) and the public with an overview of the organization's activities and financial information.

Joint Venture Agreement: A legal document that outlines the terms of a partnership between two or more parties, each contributing capital, resources, or expertise to achieve a common goal.

Memorandum of Agreement (MOA): A legally binding agreement between two or more parties that outlines the rights, obligations, and responsibilities of each party regarding a specific project or collaboration.

Negative Declaration: A result of an agency completing the Environmental Assessment Form (EAF) in following the NYS State Environmental Quality Review Act; a determination in which an action (or particular project) will not significantly impact the environment.

Request for Expressions of Interest (RFEOI): A preliminary step in a government or organizational procurement that asks potential vendors to confirm their interest in and ability to participate in a future project.

Request for Proposals (RFP): A formal document that a government entity or agency uses to solicit bids from vendors for a specific project or service.

OFFICE OF THE DUTCHESS COUNTY COMPTROLLER
DAN AYMAR-BLAIR, COMPTROLLER

22 MARKET STREET, 4TH FLOOR
POUGHKEEPSIE, NY 12601
WWW.DUTCHESSNY.GOV/COMPTROLLER
COMPTROLLER@DUTCHESSNY.GOV

  @comptrollerdan