

ZACUCE minutes

January 10, 2010

Attendees present: Noshir Karanjia (trustee), Jehan Kasad (trustee), Anoo Sukhia (trustee), Freny Ranji (trustee), Ava Lala (trustee), Adi Kasad (trustee), Shahrukh Tarapore, Veera Karanjia, Katayun Kapadia, Diniar Sukhia, Nergish Karanjia, Mantreh Atashband, Rustom & Bakhtawar Dinshaw, Cyrus Mehta

I. Board changes

- Accepted Khursheed Bapasola's resignation from the Board of Trustees and as Treasurer
- Accepted Adi Kasad's nomination as board member and as new Treasurer

II. Mt. Laurel Land

Land Details

- Original asking price was \$260K. First offer was \$215K, settled at \$225K. We also included an unconditional bid, but we are renegotiating to include a 60-90 day due diligence period. We are aware that we will not get the formal approvals from the township during this period.
- We think we can fit in approx 90 parking spots if necessary but may apply for 50-70 spots.
- Property is zoned residential, but Mt. Laurel stipulates that any property zoned residential can contain a church or childcare center. But we would still need to get it formally approved by the township.
- Bruce Stonebeck and Diniar walked the property a number of weeks ago. Bruce did a preliminary bore sample. He concluded that there are no wetlands on the property. The property is also flat. There are only trees on the boundary. The back end is fenced off. Storm water runoff that borders the property line. We will have to still think about a rain water runoff.
- There is a garden center that borders the plot on the right. The property on the left side is 6 acres of preserved woodland that the township owns. On the left of the woodlands is a 5-acre property with a church on it.
- There is a house on the property. We can keep the house empty if we board up the place (there is a formal way to declare abandonment). That way we wouldn't need insurance, except for personal liability insurance. Ultimately, it will depend on the condition of the house and what the township says about it.
- We estimate the demolition of the house to be roughly \$15-20K, but would depend on whether there is asbestos. The house is only 45 years old.
- We will do an inspection to see if there is an underground oil tank, and then a survey of the property line, title search, and house inspection (specifically asbestos).
- Most of the meeting's attendees went to visit the property. Jehan, Noshir, Diniar and Cyrus did a walk through of the house. All were very pleased with the land and are in agreement to move forward.

Process

- We have received the new contract with the attorney's changes and are signing it based on the 60-90 day review stipulation. We plan to give it to the lawyer tomorrow.
- The attorney will do the title search, inspection, all our due diligence.

- Originally the seller wanted to stay in the house until the end of August. We had originally said that was ok and proposed that she would then rent from us. Now she's going to leave earlier although we are still uncertain as to her timeline.
- Diniar is going to meet with the zoning officer from the Mt. Laurel township. He will be taking our original conceptual plan, the Dallas community's building plans, and a flyer explaining Zoroastrianism. He will also be taking a copy to give to the mayor. The point of this meeting is to get a sense of whether the township will be on board with us moving forward. Diniar will also be asking for a meeting with the mayor.
- Assuming we can move forward, we will then have to fill out a formal application for the formal approval process and begin fundraising efforts.

Township outreach

- Ava and Anoo to begin thinking of information we should present to the township during the application process.
 - Should include brief overview of Zoroastrianism, demographic information about people who live in the area, income levels, education, etc.
 - Show the amount of families living within a 5-mile radius

Future development

- Would build in two phases. Phase 1: 3500-4000 sq ft which would include classrooms, prayer room, library, lobby, restrooms, and kitchen. Phase 2: main hall.
- Our original conceptual plan doesn't fit on this property because it's a rectangle plot instead of a square plot. The Dallas plan is more likely to fit our dimensions.
- Assume we need 1/3 acre for 50 cars. Each car space is 10x20 ft. for big cars and 9 x 18 for smaller cars.
- For comparison: Houston's main hall is 50x80 (4000 sq. ft). They can fit 30 tables with 9-10 people for a capacity of 280 people. Palace of Asia: 45x85 (3850 sq ft.)

III. Fundraising

- A donor from Canada is giving \$3,000.
- Briefly discussed sponsorship levels. Our original levels (see below) did not include naming rights for rooms. We felt that room naming rights would begin with a donation of \$100K or more.
- We will need to put a serious effort into fundraising if we purchase the land. Jehan expressed that he does not want to move forward with building a structure until we have a maintenance fund of \$500K established.

Next Meeting: will be determined based on progress of the bid. Jehan to notify.

Donor Recognition Proposal

Visionary Level: \$50,000+

- Reserved parking space for life
- Lifetime membership to ZAPANJ
- Individual bronze plaque with donor's name in Zarathushti Cultural Center
- Name read at opening ceremony
- Name in the Zarathushti Cultural Center commemorative booklet

Leader Level: \$10,000-49,999

- Lifetime membership to ZAPANJ
- Name on commemorative tile in Zarathushti Cultural Center
- Name in the Zarathushti Cultural Center commemorative booklet

Friend Level: \$5,000-\$9,999

- 2-year membership to ZAPANJ
- Name on donation plaque in Zarathushti Cultural Center
- Name in the Zarathushti Cultural Center commemorative booklet

Contributor Level: \$1,000-\$4,999

- Name on donation plaque in Zarathushti Cultural Center
- Name in the Zarathushti Cultural Center commemorative booklet

Supporter Level: Under \$999

- Name in the Zarathushti Cultural Center commemorative booklet