



DARBE MEHR ZOROASTRIAN TEMPLE

Arbab Rustam Guiv Darbe Mehr

106 Pomona Road

Suffern, NY 10901

2013-2014 **Trustees:**

Chairperson: Cyrus Cama \ **Secretary:** Jamsheed Banaji \ **Treasurer:** Minu Dutia \ **Trustees:** Viraf Commissariat \ Darius Mody \ Cyrus Pourooshasb

September 27, 2013

DMZT Special Community Meeting Agenda

The following is the Agenda for the DMZT Special Community Meeting on Sunday October 6, 2013 which is scheduled to begin at 1:00 PM. The timings next to each item are just rough guidelines, and will be driven by the community's questions, concerns, and statements.

- Welcome & overview – DMZT (5 minutes)
- Review of the New Darbe Mehr Project Status, Costs & Timelines – NDMI (20 minutes)
- Outline of proposal for the Community's consideration – DMZT (5 minutes)
- Recommendations of ZAGNY, IZA & DMZT Boards - ZAGNY, IZA & DMZT (15 minutes)
- Q&A (45 minutes)

Sincerely,

The DMZT Trustees,

Chairperson:	Mr. Cyrus Cama
Secretary:	Mr. Jamsheed Banaji
Treasurer:	Mr. Minu Dutia
Member-at-large:	Mr. Viraf Commissariat
Member-at-large:	Mr. Darius Mody
Member-at-large:	Mr. Cyrus Pourooshasb

NEW DARBE MEHR BUILDING PROJECT AT 106 POMONA ROAD, SUFFERN, NEW YORK

MISSION STATEMENT

TO BUILD A NEW DARBE MEHR THAT REFLECTS A ZOROASTRIAN AMBIENCE AND BETTER FULFILLS THE CULTURAL, RELIGIOUS AND SOCIAL NEEDS OF THE CURRENT COMMUNITY AND FUTURE GENERATIONS. THIS WOULD ENCOURAGE ACTIVE PARTICIPATION OF THE GROWING COMMUNITY AND MAINTAIN ZARATHUSHTI IDENTITY, WHILE PRESERVING CULTURAL TRADITIONS AND CREATING A SENSE OF BELONGING FOR MEMBERS.



CASE STATEMENT

The present Darbe Mehr is located on a beautiful 3.5-acre property. However, the building is not functional for our needs as it is too small for cultural, religious and social community gatherings and events (Navroze, Navjote / Sudreh-Pushi Ceremonies, Weddings, Conferences etc.). Furthermore, its prayer hall is inadequate and the outside façade has no Zoroastrian character. The building requires extensive repairs, maintenance and updates. Renovation and expansion to current code was considered and found, not only to be almost as expensive as new construction, but still lacking in Zoroastrian character.

NEEDS STATEMENT

With community input, a 22,000 sq. ft. state-of-the-art building that reflects a Zoroastrian ambience has been designed. This building incorporates the identified needs of our community:

- A generously proportioned Prayer Hall that accommodates 100 people and includes features resembling a true Atash Khadeh,
- A large Main Hall that seats close to 400 people and has good acoustics,
- An inviting outside façade and Foyer,
- A formal Library,
- Seven Class / Meeting Rooms,
- A Recreation / Game Room,
- A well equipped Kitchen and Serving Area,
- Adequate Restroom facilities, and
- A spacious Coatroom.

To accomplish our Mission, the estimated project cost and projected timeline are outlined below:

TOTAL PROJECT COST:	Complete Building:	\$ 3,500,000
	Outside Site Improvements:	\$ 1,000,000
	TOTAL:	\$ 4,500,000

TIMELINE:

Capital Campaign Raised, As Of 09/01/13:	\$ 1,924,314
DMZT Funds to be approved by community on 12/08/13	<u>\$ 680,000</u>
Total	\$ 2,604,314

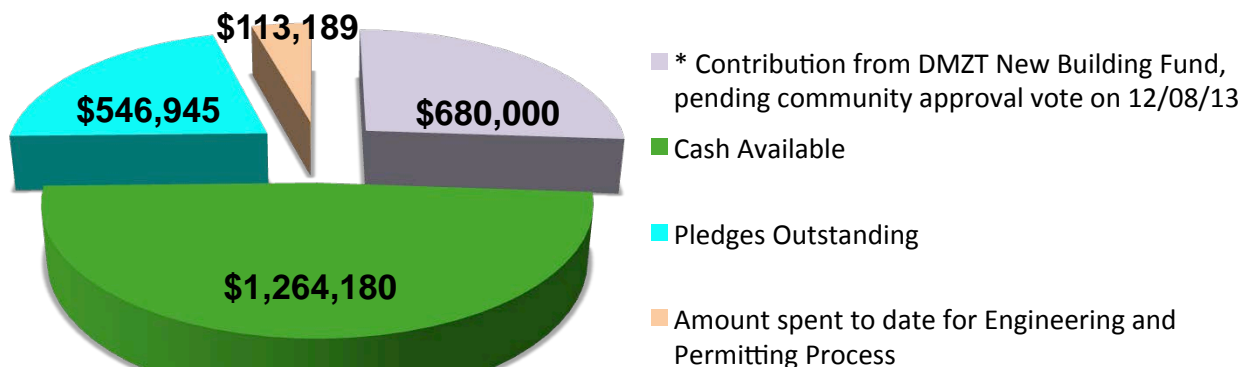
Start Construction Trigger:	\$ 3,500,000
Target Date:	Mid - 2014

Estimated Funds Release:	At Ground Breaking	\$ 500,000
<i>(Subject to change based on actual construction start date)</i>	3 Months from Start Date	\$ 1,000,000
	6 Months from Start Date	\$ 1,000,000
	9 Months from Start Date	\$ 1,000,000
	12-18 Months from Start Date	\$ 1,000,000

Total Construction Cost Upon Completion:	\$ 4,500,000
Target Completion Date:	Winter 2015

CAPITAL CAMPAIGN STATISTICS: FUNDS

TOTAL DONATIONS / PLEDGES AS OF SEPTEMBER 01, 2013 - \$1,924,314
+ \$680,000 CONTRIBUTION FROM DMZT NEW BUILDING FUND, PENDING COMMUNITY APPROVAL VOTE ON DECEMBER 8, 2013. THIS WILL THEN TOTAL \$2,604,314

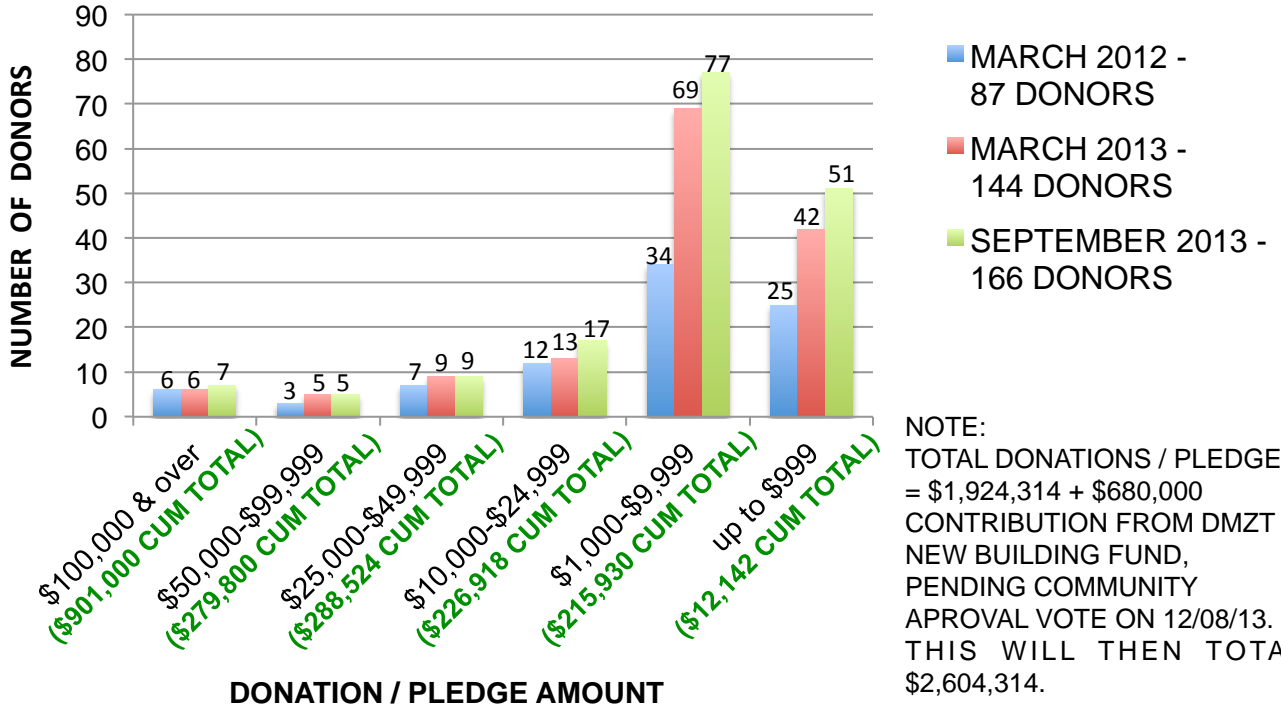


* DMZT Contribution of \$680,000, is out of the total \$908,317 New Building Fund currently available with DMZT

CAPITAL CAMPAIGN STATISTICS: DONORS

DONOR STATISTICS AS OF SEPTEMBER 01, 2013

Out of a total pool of approx. **350** tri-state Zoroastrian families, **166** have currently donated, while **184** families have yet to join our growing donor base.



DONOR RECOGNITION LEVELS

The entire property, including the new Darbe Mehr building, will continue to be called the “Arbab Rustam Guiv Darbe Mehr Zoroastrian Temple” in honor of our original benefactor.

Donors for the new Darbe Mehr building will be recognized appropriately at the various donation levels listed below –

- \$1,000 - \$4,999
- \$5,000 - \$9,999
- \$10,000 - \$14,999
- \$15,000 - \$24,999
- \$25,000 - \$49,999
- \$50,000 - \$99,999

Donors contributing \$100,000 - \$199,999 and \$200,000 or more, will be recognized by appropriate room naming rights allotted to their donations.

The existing Darbe Mehr Donation Recognition Board will continue to be displayed at a suitable area in the New Darbe Mehr.

CURRENT PROJECT STATUS SUMMARY AND PROJECTED TIMELINE

SITE PERMIT STATUS

- ✓ Planning Board Preliminary Approval Received.
- ✓ 45-day Comment period ended August 28, 2013. Traffic plan is being updated as a result of feedback received.
- ✓ Next Zoning Board Meeting on October 22, 2013 to satisfy requirement to increase rear Set Back by 10 feet.
- ✓ Final Planning Board Approval expected in October / November 2013.

ESTIMATED CAPITAL EXPENDITURE REQUIREMENT

Building:	Shell	\$2,102,400
	MEP & Fire Protection	\$ 559,000
	Interior Fit-up	\$ 743,100
	Contingency	\$ 90,000
	TOTAL BUILDING COST	\$3,494,500 (\$3.5 MILLION)
Site Improvements:	Costs	\$ 848,129
	Contingency	\$ 100,000
	TOTAL SITE IMPROV. COST	\$ 948,129 (\$1 MILLION)
	ESTIMATED TOTAL PROJECT COST	\$4,442,629 (\$4.5 MILLION)

ADDITIONAL OPERATING COST REQUIREMENT

Estimated additional funds to be generated annually by ZAGNY & IZA **\$20 – 25,000 approx.**

CONSTRUCTION TRIGGER POINT

When Funds Available (i.e. cash collected + formal signed pledges) equal \$3.5 Million, which is the estimated total building cost.

- REASONS:**
- To protect against escalation of costs
 - To convince donors holding back commitment
 - To generate increased excitement, enthusiasm and motivation
 - To avoid uncertainty about project success by extending project timeline.

TIMELINE

- **PRESENT** plans to the community on October 6, 2013.
- **VOTE** on a proposal to start construction per DMZT special General Body Meeting requirements on December 8, 2013.
- **START** construction once additional funds are raised to reach the \$3.5 Million Construction Trigger Point.
- **TARGET** to achieve this and start construction by Mid-2014.
- **RAISE** the final \$1 Million for Site Improvements during the 18-month construction period.
- **COMPLETE** construction of the new building by December 2015. Contingency would be to delay non-essential site improvements, amounting to approx. the last \$200-\$300,000.