

ZACUCE Minutes 8/05/07

Diana Dadachanji's house

Attendees: Diana Dadachanji (trustee), Jehan Kasad (trustee), Freny Ranji (trustee), Ava Lala (trustee), Tehmaas & Shiraz Gorimaar, Noshir & Nergish Karanjia (trustee), Khorshed Wakil Unwala

I. Land Updates

1. Cherry Hill land located on Rt. 70 right near 295. Fully wooded plot for \$250,000. It's a corner lot and touches Cuthbert Rd. & Chapel Ave. Korean church next door. Dimensions are 497 ft. x 275 ft. so it's about 3.09 acres. Need to find out how much is usable land and how much needs to be reserved for wetlands. We assume that we'd need 1/3 of an acre for parking. Sewer, gas, electricity, etc. is already established. Owner had developed plans for a 6,000 sq ft building so we could look at those plans to see how a building may be laid out on the land. **Dinyar has sent more information to Noshir and Tehmtan via postal mail so they are waiting on more info.**

Muslim community is building a mosque on a similar property on the other side of Rt. 70. We plan to meet with them to discuss how they went about buying the land, what approvals they needed, etc. A couple of our community members know their community leader.

2. Valley Forge/King of Prussia property that Jamshed Unwala found. It's on 23/Valley Forge Rd. Currently the township is in a dispute because the proposal is to build a 55+ senior community. They don't want the added traffic. Property is 17 acres and has existing structures.

Ava, Tehmaas, Shiraz, Khorshed and Diana went to see property. Very large, great location and has lots of potential. However, it may be very expensive, not sure of current status with the community/township and it may be too far for NJ people. Structures looks a little dilapidated but it's worth getting more information. **Diana to follow up with PA township contact to find out current status.**

3. Misc. points: Land that we've looked at has ranged from \$250-600K. Rough idea of taxes: 2,000/yr. (just for land). Minimum size of a building would be 6,000 sq. ft. Warehouse price=\$50-60 sq ft and then another \$30-40 to renovate. Is a potential solution.

II. ZAPANJ/ZACUCE working relationship

1. We're working to get ZAPANJ board involved. We've approached ZAPANJ board members about the proposed committees and their involvement. We're waiting for them to get back to us on their involvement. However, we need to continue moving forward.
2. **Coordinators (Jehan, Tehmtan, Diana, Freny, Aban and Ava) need to talk to their proposed committee members.**

III. Natak

1. Start planning for Natak as the next fundraiser in April or May, when school halls are available at reasonable price. That will also give us enough time to sell tickets. Khorshed said Great Penn high school is a good venue. Khorshed suggested keeping ticket prices low and then getting food and drink donated and then selling it at intermission. Kerban teaches in that school district. The Houston group that does the famous Natak is longer free. **Khorshed to talk to Kerban about school availability.**

We would plan to do the Natak 2 days in a row, one in PA and one in NJ. Potential to make \$30-35K if done right. We would need to sell tickets beyond our community,

especially to Gujaratis. Discussed ticket prices of \$100, \$50 & \$25. Projected revenue would be \$18,000 based on ticket sales. Expenses would be roughly \$7-8K, which includes airfare, props, rental hall, A/V, janitorial, etc. If we publish a program book, that may bring in another \$10K.

Freny mentioned that our own Parsi group can put on a Natak. We can explore that as well but without knowing how professional or how good the script is, we aren't sure popular it would be. We will continue planning for the Houston troupe while Freny discusses with Kerban and Behroz.

IV. Ongoing Fundraising

1. Monthly contributions: need to follow up with Meher to see what has been put in place. Meher must have put in place because Khorshed & Tehmaas got a letter about their monthly contribution. However, they didn't think there was an option to set it up automatically with the bank. **Ava to follow up with Meher** to make sure we send people the information they need to go to their bank and set up an automatic withdrawal. The letter we provide should provide our bank information, account number, routing number. Enclose a prewritten letter (I authorize XYZ bank to automatically withdraw \$XX a month from my account...etc). **Meher should then follow up a month after** we provide that info to make sure people have taken it to their bank. **Khursheed then needs to make sure** the money is coming into our account, too.
2. Discussed two donor pools: big donors and our community base. We need to motivate the segments differently. Big donors will need a comprehensive business plan. Community base needs a more one-on-one approach. **Ava & Tehmaas to coordinate business plan; will first provide an outline of what should be included. Will then look to Jehan & Noshir to provide the information.** Financials can appear as an appendix. Need an accountant to do. Could give 2-3 scenarios.
3. Haven't tapped a lot of big donors. First need to identify them, then go meet with them. They will most likely be willing to contribute once we're further along (have land purchased, etc). We should be gathering these names in a list and figure out who knows which potential donors. For example, Tehmaas knows a couple people (ex. wealthy family in Karachi, etc). Discussed the issue of how much money can be sent outside of India. There's a limit for how much you can give before you have to go through the Federal Reserve Bank. But perhaps these people have money/accounts outside of India or Pakistan if they have international business.
4. Hong Kong anjuman said we still need to be closer along before they can seriously consider giving money. The plan is still not concrete enough.
5. Lord Bilimoria. Request to Lord Bilimoria was approved by foundation. But we don't know the amount.
6. Tehmaas: Find universities that have centers for Zoroastrian studies. Those universities would have received grants for Z studies. Who are those donors and could they be potential donors? There is a center in Massachusetts.

V. Misc.

1. Devon Church—new pastor doesn't like the fact that we're teaching Zoroastrianism in a church. He is going to go back and discuss it with his committee but we it might not be able to use that facility anymore. Will wait to hear final decision but we should make this known to the community via the newsletter. It's just one more hardship we're facing as we try to find adequate places for us to meet.
2. Upcoming Papeti function. Update community on voting outcome at recent ZAPANJ meeting and that we're in the process of forming new committees incorporating ZAPANJ board members. **Noshir to coordinate.** He may talk to Anoo to ask to present along with him.

Next meeting: Sept 9, 10:30, Freny Ranji's house