

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ



Muslim Community Association

Board of Trustees (BOT) 2019 Annual Plan

Annual Plan Outline

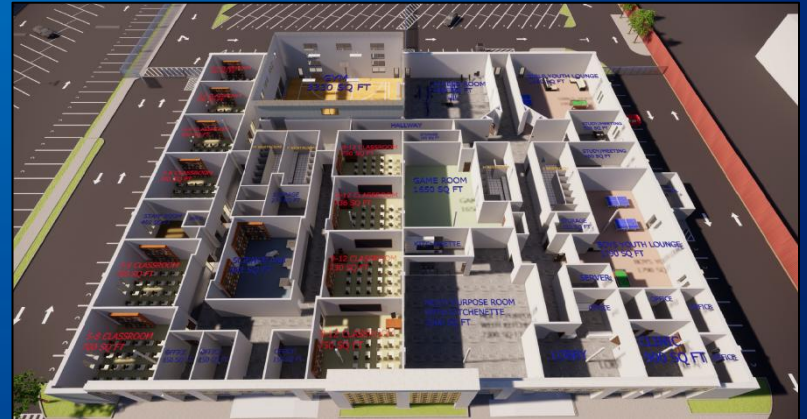
- 1) 3-year Facilities Plan
- 2) MCA 3.0 Permit & Renovation
- 3) MCA 2.0 Lease
- 4) Facilities Improvement & Maintenance
- 5) Endowment Fund
- 6) Financial Needs

3-year Look-Ahead Facilities Plan

2019		2020		2021	
HOPE Lease (1/2 of MCA 3.0)				MCA 3.0	
Permit Review	Public Hearing				
Engineering Design	Constr Permit	Infrastructure Construction	1 st ½ MCA 3.0 Interiors Construction (School)	2 nd ½ MCA 3.0 Interiors Construction (MCA)	
		Exterior Construction	SCHOOL EXPANDS		
				MCA EXPANDS	
Roofing by MCA				MCA 2.0	
Building Lease (New tenant exclusive use)					
	TI Work by Tenant	6-month Free Lease			
Solar Panels Installation			Vacated Classrooms Remodeling	Rooms back to MCA	
Lounges Flooring	Noor Bathrooms			MCA 1.0 & Noor	

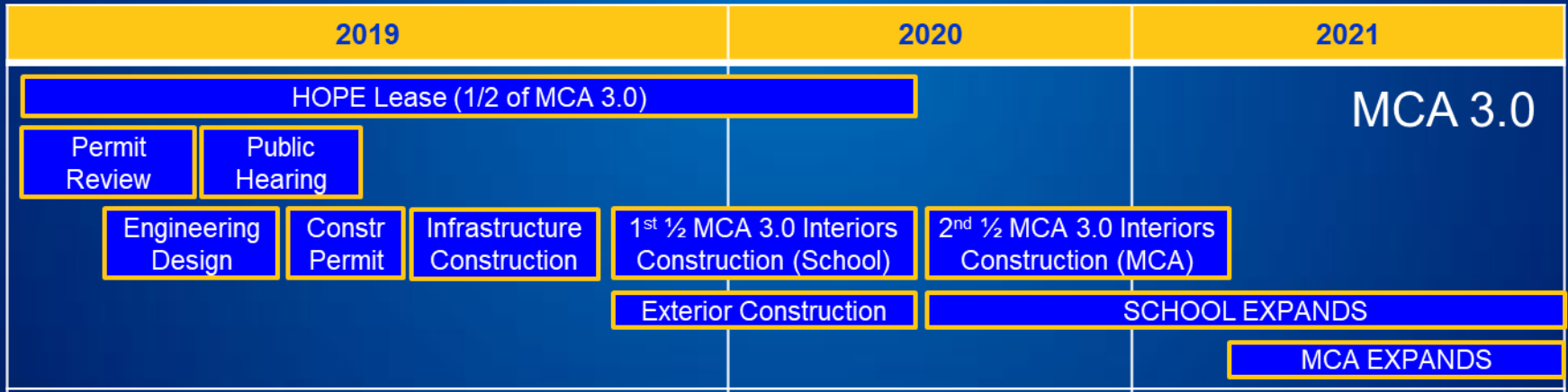
MCA 3.0 Update

- MCA submitted updated Permit documents in December 2018



MCA 3.0 Update

- MCA is awaiting city's environmental consultant report
- City planning department will review the permit and schedule a public hearing
 - Community support in this meeting is critical
- In addition to the planning permit, MCA needs building permits for the renovation work



MCA 2.0 Lease

- After consulting with our realtor (Cushman & Wakefield) and to incentivize potential tenants in this highly competitive market, BoT decided to offer 6-months free lease
- We are in serious negotiations currently with a potential tenant
- Tenant will be responsible for any and all interior TI work
- MCA will only be responsible for roofing upgrade work
- If proposed lease is executed, MCA will start receiving net income starting 2nd quarter of 2020

Facilities Improvement / Maintenance

- MCA 1.0 playground expansion
- MCA 1.0 parking lot restructuring will be done with the exterior work of MCA 3.0 (sealing & marking).
- If budget permits, Al-Noor's parking lot will be patched and sealed.

2019		2020	2021
Solar Panels Installation		Vacated Classrooms Remodeling	Rooms back to MCA
Lounges Flooring	Noor Bathrooms		MCA 1.0 & Noor

Endowment Fund

Establish a committee to work on the following:

- a) Gathering feedback from the community
- b) Identify the priorities of the community as regards to the endowment fund
- c) Identify the options to establish the endowment
- d) Develop fundraising mechanisms to grow the endowment fund

Financial Needs in 2019

Estimated Expenses		Estimated Income	
MCA 2.0 Buyout Payment	444,000	Insurance Reimbursement	25,000
MCA 3.0 Buyout Payment	264,000	Donations	520,000
MCA 3.0 Renovation Phase I	3,000,000	MCA 3.0 (50%) Lease income	240,000
MCA 1.0 & Al-Noor Maintenance	150,000	GIS MCA 3.0 Loan Contribution	168,000
Property Tax & Insurance	175,000	MCA 1.0 Rental Income	100,000
Al-Noor Bathroom Renovation	200,000	GIS 3.0 Renovation Contribution	1,000,000
Legal Expenses	20,000	MCA 1.0 Playground Expansion	400,000
MCA 1.0 Playground Expansion	400,000	Al-Noor Bathroom Project	200,000
		MCA 3.0 Special Fundraising	2,000,000
	4,653,000		4,653,000