

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ



Muslim Community Association

Board of Trustees (BOT)

2020 Annual General Body Meeting

August 28, 2020

Presentation Agenda

- ❖ Parking in streets around MCA
- ❖ Facilities Maintenance & Improvement
 - An-Noor Renovation
 - Beautification & Tree Plantation at MCA 1.0
 - HVAC Repair & Maintenance
- ❖ MCA 2.0 & MCA 3.0 Lease(s) & GIS Permit/MOU
- ❖ MCA 3.0 Permit & Renovation
- ❖ Facilities Plan until 2023
- ❖ Endowment Fund
- ❖ Financials

Street Parking (1)

- ❖ BOT has been working with the City for the past 2 years to allow parking on nearby streets and to reduce long truck parking
- ❖ Jay Street & Alfred Street:
 - City has approved 2 hr parking on both Alfred and Jay Street on April 7 , 2020 with the conditions of: “2-HOUR AT ANY TIME” and “NO PARKING FOR VEHICLES IN EXCESS OF 20 FEET”
 - Zoning changes in these streets will provide MCA members with large number of parking spots
- ❖ MCA 3.0 Parking:
 - MCA 3.0 parking lot prepared to provide 120 parking spaces for community parking (recovers 110 parking spaces of MCA 2.0)
 - After the Renovation project is complete, 120 => 136

Street Parking (2)



**City of
Santa Clara**
The Center of What's Possible

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ML:NC/bd

NEW PARKING REGULATIONS ON ALFRED STREET and JAY STREET
Resolution 8826 (April 7, 2020)

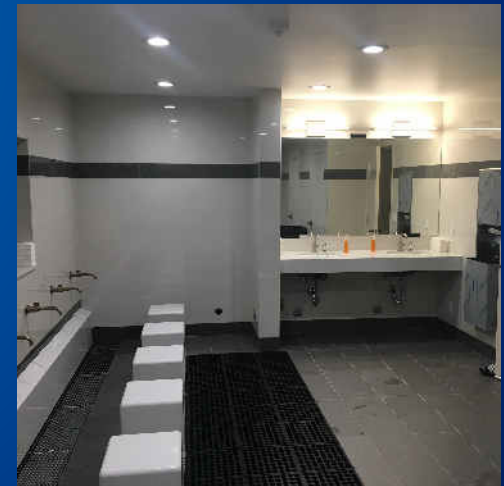
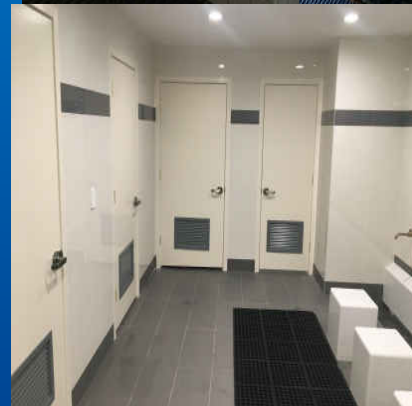
02/07/2020

Facilities Improvement / Maintenance

- ❖ Masjid An-Noor bathroom & Wudu area was upgraded
 - Access made ADA compliant with upgrades to the ramp
 - Upgrade has also been made to the steps and landing at the front entry and the front concrete area
- ❖ Funeral Room: Air Conditioner was replaced

Masjid An-Noor Renovation (1)

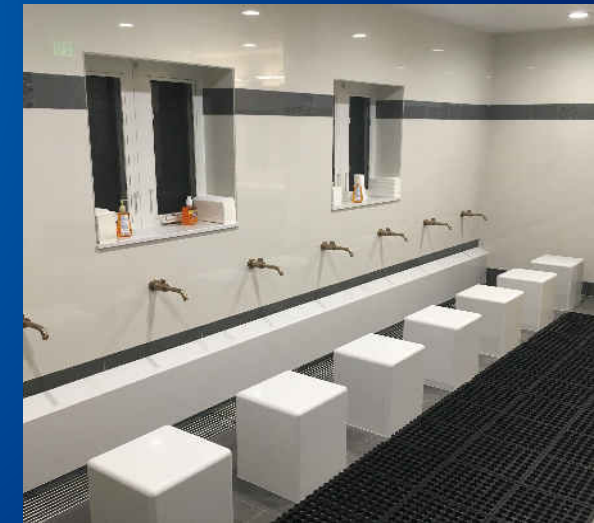
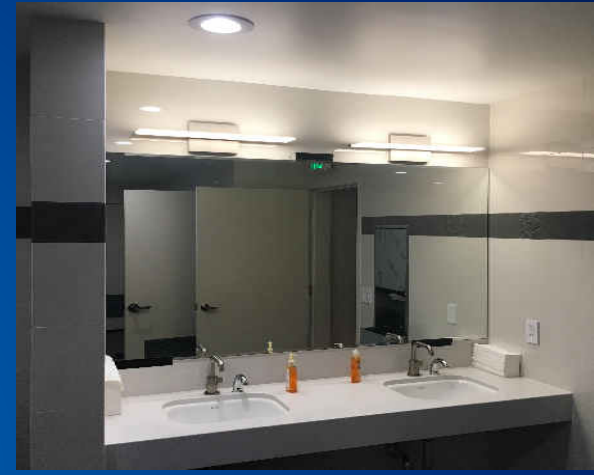
- ❖ 42% increase in Wudu capacity
- ❖ 30% increase in toilets
- ❖ Accessibility for disabled and senior community members
- ❖ Improved ventilation
- ❖ Improved aesthetics for both men and women bathrooms
- *Minor aesthetic remodeling was done in women's bathroom since it was functional*



Masjid An-Noor Renovation (2)

❖ Interior work:

- Demolition: Removal of existing wood floor & framing.
- New Wood Floor & Framing
- New Waterproofing
- Plumbing
- Electrical
- Tiles on Floor and Walls
- Doors & Windows



Masjid An-Noor Renovation (3)

❖ Exterior Work

- Upgraded ADA ramp for Wheelchair access.
 - Upgraded front steps and landing
 - New concrete pavement
-
- ❖ Received city Use Permit for Wudu & Restroom area on Jan. 9,2020 and opened for community same day
-
- ❖ ADA Ramp and Concrete work completed in June 2020



Facilities Improvement / Maintenance: Boy Scouts (1)

- ❖ Storage shed for Rawdah at MCA – *Eagle Project*
 - Shed is used for equipment storage.
- ❖ Raised beds for vegetables at MCA – *Eagle Project*
 - Rawdah committee actively using beds to grow vegetable & plants.
- ❖ Fruit Tree Orchard and Plants at MCA – *Eagle Project*
 - Cleaned up the green strip near storage sheds. Planted fruit trees.



Facilities Improvement / Maintenance: Boy Scouts (2)

- ❖ Outdoor sitting area and Landscaping at MCA – *Eagle Project*
 - Developed paved areas for outdoor seating and added decorative plants around the seating area.
- ❖ Landscaping and Benches at *Masjid An-Noor* – *Eagle Project*
 - Cleaned up existing green strip, added plants, & built benches for sitting
- ❖ Benches at trees at MCA – *Eagle Project*
 - Hexagonal benches at tree trunks for outdoor seating



Facilities Improvement / Maintenance: Boy Scouts (3)

❖ Trees, Vegetable beds and Landscaping around MCA

– Crew Project

- Cleaned up a large area of green strip.
- Fruit tree orchard with five new fruit trees
- Planted five new shade trees along Scott Blvd. and Palm trees at Granada Entrance.



MCA 1.0 HVAC Repairs & Maintenance Contract

- ❖ MCA didn't have a regular maintenance contract for HVAC System.
 - Advanced Heating & Cooling Works was doing repair and maintenance on as need basis
 - Average cost of repair & maintenance was \$35K/yr for last 3 years.
- ❖ After competitive bidding MCA signed contract with Air Systems for quarterly maintenance of HVAC system for \$16K/year
- ❖ After Initial inspection, Air Systems identified repair work to be done
 - Repair work was awarded after bidding process and cost \$5K
- ❖ Estimate savings in upcoming years to be up to 50%; this year savings is about 30% due to initial 1st time long outstanding repairs

MCA 2.0 & MCA 3.0 Leases

- ❖ MCA 2.0: Signed long term lease with Antibody Solutions in 2019
 - Tenant paying rent ~\$54K starting January, 2020; MCA generating net income starting 2H, 2020 after paying listing broker's fees
 - Antibody provided HMBP report & HVAC reports per lease agreement
 - Maintenance of Fire Sprinkler system transferred to Antibody
- ❖ MCA 3.0: 18 month lease was supposed to expire on 7/31/20
 - CUP for MCA 3.0 Renovation delayed due to Covid-19 pandemic
 - Infrastructure can be completed in halves of building without vacating
 - Joint Board approved extending lease by 1 year till 7/31/2021

GIS MOU & Special Permit

❖ MOU

- Amendment signed to transfer key portions of MOU agreement from MCA 2.0 to 3.0 for expansion of GIS; GIS allocated additional square footage for various functions per their request & needs
- Outlines GIS contribution towards loan payment
- Describes & quantifies GIS and MCA responsibilities for Infrastructure development expenses and Interior design (Tenant Improvement)

❖ Special Permit:

- MCA/GIS granted enrollment of 400 students in 1998 Use Permit (CUP)
- Special permit required to enroll 90 additional students to meet demand
- Worked with city planners to get special permit again for 2020-21 school

MCA 3.0 Design & Construction: CUP Application (1)

- ❖ City's 'Project Clearance Committee' (PCC) reviewed the project and provided its first major round of comments.
- ❖ MCA arranged for Environmental Report, Traffic Report and Vicinity Hazardous Materials Reports to be submitted.
- ❖ Following specific items were actively reviewed
 - Shelter-in-Place and mass communication system
 - Jummah Prayer/School timing for traffic flow impact
 - On-site ADA accessibility, pedestrian walkways, bicycle lockers, driveways.
 - Infrastructure: fire & water service, electrical service upgrade, irrigation water, composite utility plans
- ❖ After CUP:
 - Detailed design, Building/Construction permit
 - Contractors lineup through bidding process, Actual Construction/Renovation

MCA 3.0 Design & Construction: CUP Application (2)

- ❖ Project Clearance Committee (PCC) Comments for CUP were addressed and re-submitted on March 5, 2020.
- ❖ Review started right after re-submittal & PCC meeting was promptly scheduled for April 14, 2020.
- ❖ COVID-19 related Shelter-in-place/lockdown directives were issued on March 16, 2020.
- ❖ PCC meeting was rescheduled for May 17, 2020 by the City hoping that restrictions would be relaxed by then. Subsequently, in first week of May, the meeting was delayed indefinitely.
- ❖ Review by multiple departments has slowed down due to continued closure of city offices. Planning & Design consultant is in touch with individual departments to review and resolve their comments. **Review process is ongoing.**
- ❖ Once completed, the Planning Department will schedule a **public hearing** for the CUP

MCA 3.0 Plan

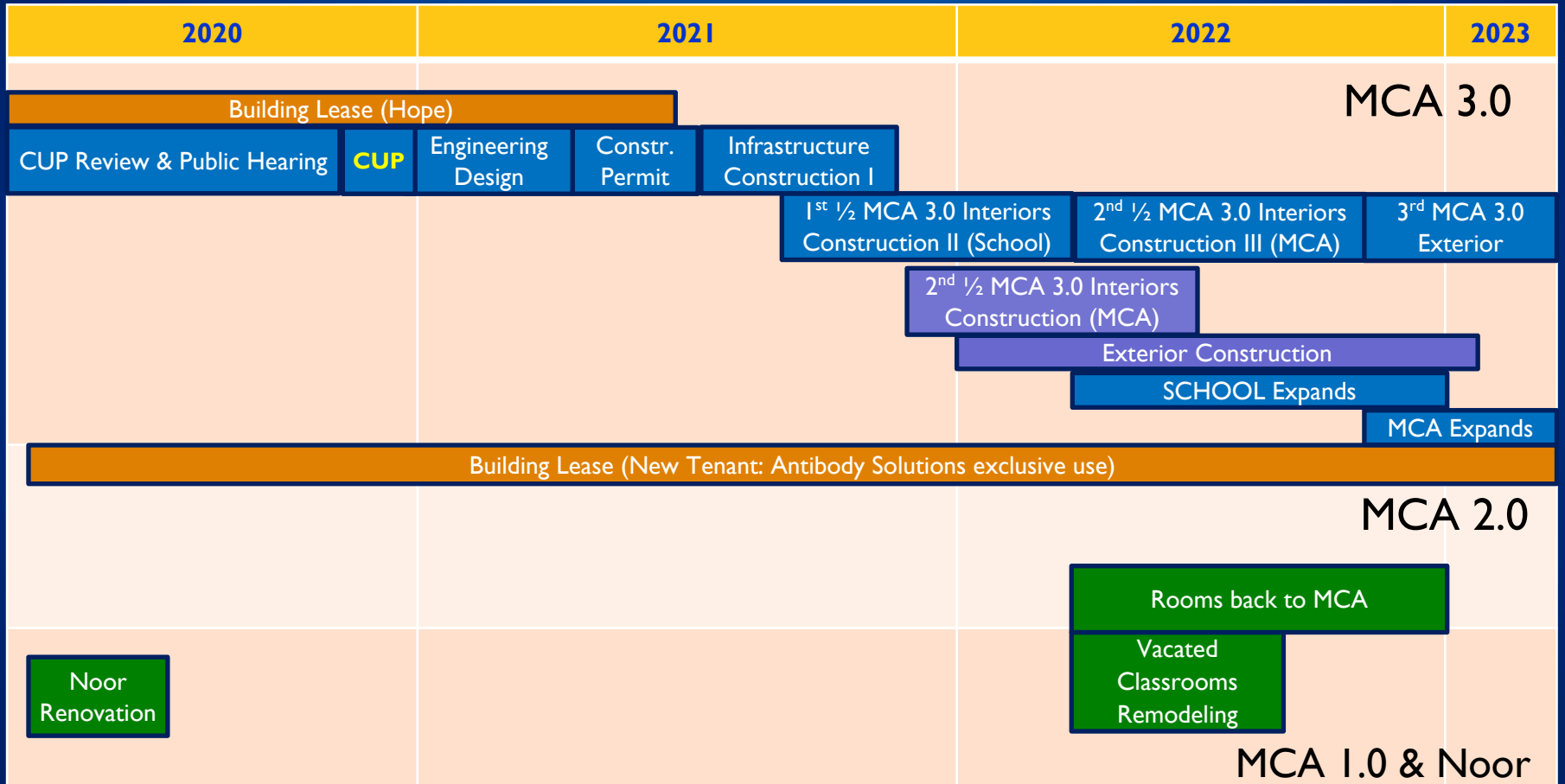
- ❖ Changes were made to the layout in coordination with all stakeholders



- ❖ A full sized sports hall/basketball court with *raised ceiling* has been included for use as a Multi-Purpose space



3-year Look-Ahead Campus Expansion Plan



Endowment Fund

- ❖ Little progress seems to have been made over past several years w.r.t establishing and growing an Endowment Fund
- ❖ MCA Foundation was originally established with the objective of creating and growing an Endowment fund
 - Some ideas have been generated but they need to be discussed with & socialized within the Boards and leaders of the community

MCA 3.0 Phase 1 Major Tasks

- ❖ Engineering Design
- ❖ Seismic Upgrade
- ❖ Re-roofing and related MEP including HVAC
- ❖ Gym-fitness center structure including raising of ceiling
- ❖ *No expenses planned for MCA 1.0 Playground & Soccer field in 2020*

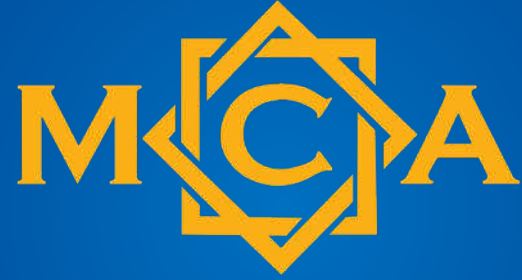
Financials - Fiscal Year 2019-2020

Expenses		Income	
MCA 2.0 & 3.0 Buyout Payment	756K	MCA 3.0 (50% area) and MCA2.0 Lease income	560K
MCA2.0 Broker commission	288K	Fund Raising (x2)	840K
Property Tax, Insurance, Utilities & Bank fees	77K	MCA 1.0 Rental Income	70K
Al-Noor Bathroom etc. renovation	148K	GIS Payment (school expansion)	42K
MCA 1.0 & Al-Noor Maintenance	96K		
MCA Campus Expansion Permit Application Expenses	85K		
Total Expenses	1450K	Total Income	1512K
MCA 3.0 Renovation Phase 1 Estimated Expenses	2.2M	Donations Needed for MCA 3.0 Phase 1 renovation	2.2M

Summary

- ❖ Street Parking in adjacent streets: **Done** (city approval received)
- ❖ An-Noor Renovation (interior & exterior): **Done**
- ❖ HVAC Systems Repair & Maintenance: **Done**
- ❖ MCA 1.0 & An-Noor Exterior Improvement: **Done** (Thank you Boy Scouts)
- ❖ Endowment Fund: Minimal progress
- ❖ Campus Expansion
 - Resubmitting CUP Application: **Done**
 - Public Hearing by Planning Department: **Not Done** (Slow due to Covid-19)
- ❖ Financials
 - Engage in FR efforts specifically for 3.0: **Not Done** (Various, Covid-19)
 - Reconciliation of EB-BOT and BOT-GIS finances: **Done**
 - Balanced Operational Budget: **Yes**

سُبْحَانَكَ اللَّهُمَّ وَبِحَمْدِكَ، أَشْهَدُ أَنْ لَا إِلَهَ إِلَّا أَنْتَ، أَسْتَغْفِرُكَ وَأَتُوبُ إِلَيْكَ



Muslim Community Association