



In the Name of Allah, the Beneficent, the Merciful

MCA Board of Trustees Meeting Minutes

Date: June 22, 2021 (Tuesday)

Location: Zoom

Meeting began at ~9:00pm and adjourned at ~10:20pm

BOT Members present: Mustafiz Choudhury, Mohamed Mostafa, Shabeena Ahmed, Faisal Ahmed*, Gulled Roble [*Joined ~9:20]

Board Members Absent: Ahmed Hamud**, Syed Fahim Ahmed [**Due to overseas travel]

Other Attendees: None

1. Approval of Minutes

Minutes of the Open Meeting #14 held on June 15 were approved.

2. Updates from Previous Items

• NAIT & MCA Loans (CIF & Devon Bank)

Br. Mustafiz updated the board that discussions are underway between MCA and NAIT regarding the interest free loan that MCA has requested to pay off both of its current outstanding loans. Br. Sarodi, a NAIT Board member, has provided some inputs and guidance that includes repayment over a shorter duration than the current proposal of 2029. The amount is ~4.6 million dollars. Other suggestions include “parking/keeping as deposit/invest” some of MCA funds including Zakah money with NAIT.

The contact person for MCA from Devon Bank has been identified by Br. Mostafa. Per discussions in previous BOT meetings, Mustafiz will discuss with MCA account manager at Devon the proposal to consolidate both loans into one loan.

Action Item: Br. Mustafiz and Br. Fahim to update the board as and when they have new information regarding discussions with NAIT.

• HVAC & Basketball structures in parking lots (GIS)

For HVAC, Br. Faisal has not heard back from the GIS Board after his email communication regarding the presentation.

For the basketball structures in parking lots, Br. Faisal updated the board that Br. Chafik confirmed that the approved amount of \$3,000 (per previous meeting) will



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be borne by the Youth Committee.

3. K&C & Rumman Rent

- **K&C Rent**

K&C has started paying rent starting April. They have sent an email (June 22) with a check to cover for the months of April and May. As traffic is low and business is not yet normal, BOT is in discussion with K&C to get back to the normal terms of the contract.

- **Rumman Rent**

Board discussed that we should contact Rumman as well and understand their financial position and plans to resume rent payment

Board discussed that when schools open in August, traffic is expected to be normal, and that should be the timeframe for normal operation for K&C and Rumman Cafe as well and resumption of full rent payment per the signed contract.

Action Items:

1. Br. Faisal to communicate with K&C
2. Sr. Shabeena to communicate with Rumman Cafe
3. Br. Faisal to talk to EB regarding arrangement for opening gates so that “normal” foot traffic is enabled at K&C and Rumman

4. Update of Conditional Use Permit (CUP)

Br. Adil updated the board regarding the status of CUP. He has submitted a written report which Br. Mustafiz sent to the board via email (June 22), which is saved in the shared folder. There is a change of guard as Ella (the current City Planner that we have been working with for the past ~18 months) has gone on long term leave and Jeff (who was the person of contact before Ella) is back as the MCA city Planner. The main area that needs attention is that the external Environmental consultant of MCA (David Powers & Associates - designated by the city) is proposing extensive work including redoing traffic analysis per new state laws.

Action Item: Br. Adil will update Br. Mustafiz as and when he has new information, which is expected in a week or so. Br. Adil will also provide an



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updated timeline for the project including design and construction that will be used in communication to the community at the annual GBM.

5. Tentative Topics for next meeting (carried forward from this meeting)

The two remaining items from today's meeting

- Endowment (Br. Fahim)
- Fundraising split/updates (Br. Mostafa)

6. Next Meeting

June 29 @ 9 pm