

# **JSH New Temple/Facility Relocation Project Proposal**

## **Frequently Asked Questions**

***Note: The commentary, terms and provisions contained in this document are for discussion purposes only, are preliminary and not final. The statements contained herein are not binding to any party, and any agreement(s) between the parties mentioned herein will be detailed in other separate documentation.***

*Regarding comments, the Jain Society of Houston (the "JSH") Joint Committee (the "JC") has identified selected **Questions below in bold text black color**, and *respective "Answer" Responses in Blue**

### **1. General**

**Question: Does the JSH really need a new Temple/facility?**

*Answer: Yes, absolutely. The JSH community has significantly outgrown our current facility both from a capacity and capability perspective.*

**Question: Is the new Temple plan Proposal that was discussed during the JSH General Body information session on October 10<sup>th</sup> finalized?**

*Answer: High level plan has been finalized. To date, the New Temple Proposal is a high-level non-binding plan and reflects current discussions with the group of donors called the Benefactors. Further discussions and work will be required during the next 4-6 months to determine a more definite plan.*

### **2. Proposed Location**

**Question: If this new Temple Proposal plans to utilize a new build Temple on the discussed Mckaskle Land location - what will then happen to the Synott land?**

*Answer: The JC will determine an appropriate time to begin the process of selling the Synott land. This will depend on several factors: progress of Benefactor's Interim Org entity, Market conditions, Opinion of GB members on retaining the land. The JC will periodically review and seek recommendations on when to begin the sale process. Once JC reaches such a decision, JC will seek a GB vote to proceed.*

### **3. The Benefactors and the New Non-Profit Organization Structure:**

**Question:** **Why do we have to create a separate nonprofit interim organization? Can we not work under current JSH?**

*Answer:* *Having a separate non-profit interim organization will help to speed-up the project and will have better coordination and execution on the project.*

**Question:** **Who are the Benefactors?**

*Answer:* *The Benefactors are a group of JSH members who are focused on the growth and well-being of the JSH community, and as such, have generously agreed to provide their respective time, efforts, and capital funding to commit the initial money required for the development and construction of the Phase-I temple Derasar.*

**Question:** **What is the Benefactor's role?**

*Answer:* *The Benefactors will designate a management team of people from the Benefactor group that will be responsible for development, project management, construction and execution of the new Temple..*

#### **4. New Temple Management and Construction:**

**Question:** **Who will manage the entire design and construction phase of the project and How?**

*Answer:* *The Interim Org management team will manage all aspects of the new project process, including (but not limited to) working with architects and engineers on design, contracting and managing construction/EPC contractors as well as materials and equipment suppliers, obtaining all applicable city/local, state and federal permits, maintaining compliance with all regulatory code requirements, and managing and contracting with other various vendors of equipment and services to build the new project.*

**Question:** **Will JSH volunteers have the opportunity to be involved in any new Temple activities during the construction phase?**

*Answer:* *JSH volunteers will have the opportunity to participate in various activities and committees related to assistance in the project; however, management and decision authority regarding construction/building/design of the new project will be maintained by the Interim Org management team.*

#### **5. Process and Next Steps:**

**Question:** **What's the go-forward proposed plan of action?**

*Answer:*

- A. **Information Session:** *The JC had conducted an online information session on October 10<sup>th</sup> for the whole Samaj and informed the General Body about the Benefactor's proposed plan to*

*relocate the current temple to the Mckaskle Land, and also their willingness to commit initial funds and oversee the complete construction project;*

- B. **JSH Online Survey:** *The JC will conduct an online survey to get opinions and feedback of the JSH Sangh. We are looking for the entire Sangh support to make this dream come true. Survey results are extremely important to help make the decision for the Benefactors to move forward with the project;*
- C. **Benefactor's Initial Project Plan:** *Based on the Survey results, the Benefactor group will start fundraising, determining feasibility and the engineering design of the new temple, defining the overall scope of the project in phases, etc. They will need approximately 4 to 6 months to complete this task.*
- D. **Final Proposal and Approval by JSH General Body:** *At the end of initial discussion period of 4 to 6 months, based on the result of the Benefactors' fundraising effort, they will propose a final plan of action*
- E. **JSH General Body Vote:** *Once the final plan is proposed, the JC will request the General Body to vote on it. Upon receiving the JSH General Body's approval, the JC will finalize all necessary arrangements with the Benefactors, the Interim Org and will the project be expected to start.*

## **6. Funding and JSH Capital Use**

**Question: How much of the JSH funds will be used in this new Temple proposal from Donors in Phase 1 and future phases?**

**Answer:**

- A. *The group of potential Benefactors have generously offered to underwrite a meaningful initial capital commitment range required to **begin** building the new Temple without requiring the JSH to fund any capital to the project in **Phase 1**.*
- B. *Fundraising results, amounts and timing of receipt of funds will guide both i) the development of the master plan of the Project, ii) the priority and timing of development and completion of Project phases, and iii) the relocation plan for the JSH*

**Question: What is the total new Temple project cost goal and what amount is targeted for additional fundraising?**

**Answer:** *The total cost of the project has not yet been determined. This work will be part of the upcoming initial discussion period between the JSH JC and the Benefactors. Once this project cost range has been identified, the JC and the Benefactors will communicate it to the JSH General Body.*

**Question: When will additional fundraising begin and how can any General Body member be notified and participate in this process?**

**Answer:** *The next step in the new Temple project is for the JSH General Body to participate in an online survey. The JC and the Benefactors would like to understand JSH members opinions and feedback. The JC expects that once the online survey process is completed and further discussions between the JC and Benefactors begin, updated information will then be provided about donation and participation opportunities.*

**Question:** **What will be the course of action for JSH members who have made previous donations for the Synott land relocation project?**

**Answer:** *JSH members who have paid previous donations for the Synott land relocation project will be provided a one-time option to amend their contribution to one of the alternatives below:*

- a. Request a refund of their relocation donation. This will be subject to funds availability in the JSH Relocation account and applicable tax laws;*
- b. Transfer the relocation donation to the new Interim Org for the purpose of building the new McKaskle Temple project subject to funds availability in the JSH Relocation account and applicable tax laws;*
- c. Transfer the relocation donation to JSH General Fund or Jiv Daya Fund.*

**Question:** **Will the new Interim Organization act as a fundraising entity for the new Temple project? And how will that arrangement work?**

**Answer:** *The new Interim Org will also act as a fundraising entity and will collect capital, donations, pledges, etc. for the new Temple Relocation Project. The JSH JC will assist the Interim Org in the fundraising activities. The Interim Org management team will work with the JC to determine a consistent donor appreciation policy that will be made available to any potential donor.*

## **7. Relocation Project Transition Process to JSH**

**Question:** **What will happen once the new JSH Relocation is completed?**

**Answer:** *Once the new JSH Relocation is ready for use, the Interim Org and JSH will undertake the legal processes necessary to be one combined entity. After the relocation is completed, Arc facility will be put on for the sale as per the GB Voting.*

## **8. New Temple Governance and Management - After Handover**

**Question:** **Are we planning to review and modify the existing JSH Constitution?**

**Answer:** *Yes. The JC is working on updating both a new JSH Constitution and a new Certificate of Formation. Once the JC has completed its review of revised drafts of these documents, the JC will share these draft documents with the General Body for its review, discussion and feedback. A General Body vote will be required in the future for any new JSH Constitution and Certificate of Formation to be adopted.*

## 9. Other Miscellaneous Questions

**Question:** Is the JSH Joint Committee planning to implement voting by electronic means due to Covid-19 safety concerns?

*Answer: The JSH's current Constitution does not provide for the JC and the General Body to implement electronic voting at the moment. The JC is currently reviewing our JSH governance documents with the assistance of outside legal counsel to determine how best the JSH can function moving forward during this Covid period by implementing electronic voting. The safety of all the JSH members in this process is a priority for the JC.*