

ST. JAMES ARMENIAN CHURCH

PARISH ASSEMBLY OF 1991

BUILDING COMMITTEE REPORT FOR 1990

The Building Committee consists of 13 regular members as follows:

George Davidian	Dan Mushegian
Ohan Bas	Michael Pisani
Garo Bashian	Ara Shimshidian
Anahid Birnbaum	Zaven Tachdjian
Edward Essayan, Act'g Interim Chairman	Hayik Tutak
Lionel Galstaun	Richard Varadian
Martha Gurahian	Vincent Gurahian, Consultant

Approximately twelve meetings were held during 1990, some with the Building Committee alone and others, jointly, with the Parish Council. In addition, the executive and negotiating teams met numerous times to investigate new property leads, plan strategy for negotiations, and generate correspondence.

It is with regret that we report Mr. George Davidian's resignation from the chairmanship late in the year for personal reasons. It is hoped that positive changes of circumstance will make possible Mr. Davidian's early return to the helm of the Committee. His long and tireless efforts in the pursuit of our common dream are much appreciated by his many friends, both on and off the Committee. In the meantime, Edward Essayan has agreed to serve as interim acting chairman and Zaven Tachdjian as vice chairman.

The year began with St. James under contract with Bar-Low Assoc. for the purchase of 24 acres at the Kenilworth-Westchester Ave. site. Unfortunately, handicapped by the continuing slowdown of the real estate development, we were unable to find any responsible developer to purchase a 10 acre portion of the 24 acre total. Fortunately, all church monies advanced to Bar-Low as down payment were contractually safeguarded and returned to us, with interest, when we terminated the agreement.

Several new properties were brought to the attention of the Committee. All were inspected and otherwise investigated but none merited serious consideration. However, in mid July the 5 1/2 acre property belonging to the Boy Scouts at 1000 North Street, White Plains, came under very serious review. Following several joint meetings of church committees, an offer of \$1,100,000 was made for the purchase of this parcel. It should be noted that any offer the Building Committee makes, always incorporates "subject to" language covering the following four points:

1. Approval of the St. James Parish Council
2. Approval of the St. James Parish Assembly
3. Approval of the Trustees and Diocesan Council
4. Sub-division and/or site plan approval (by the municipality)

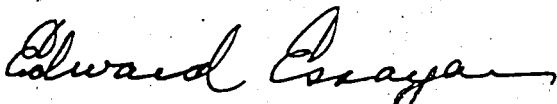
The Scouts have made many twists and turns and changes in their plans for their future course since our initial contact in July 1990. The situation for them has evolved and currently stands thus:

- a) The Scouts are looking to IBM for a donation of approximately 2 acres of land contiguous to their 1000 North Street site. They plan to build a new headquarters on the gifted parcel.
- b) Receipt of the IBM donation will allow them to sell the 5 1/2 acres they presently occupy. The proceeds from such sale will finance their new construction.

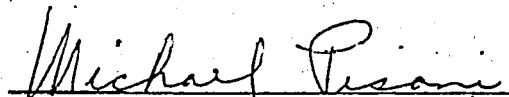
Because the Scouts' property offers many desirable features, the Committee remains interested in 1000 North Street but must patiently await IBM's final decision as to whether or not they will make the donation. Once the donation is confirmed, it remains for St. James and the Boy Scouts to reach an agreement on terms.

The Committee has not been idle while awaiting resolution of the Boy Scouts-IBM matter. We have investigated and continue to investigate other properties. We greatly favor White Plains as a location because the approval process is both speedier and more certain of outcome than elsewhere. Under White Plains' zoning regulations churches or other places of worship are designated as "principal permitted" use and Sunday schools and parish houses as "permitted accessory" use and thus, approval is not discretionary. In contrast, under Harrison zoning, both of the above categories are designated "special permit" use. In White Plains, neighbors cannot block the approval process by raising arbitrary objections. In Harrison the Planning and Town Boards may respond to vociferous, albeit meritless, objections of neighbors and by exercising their discretionary authority, deny the application for "special permit" use.

Thus, at the close of 1990, we continue our search for an alternate church site in a time of depressed real estate values. In the meantime, a rezoning of our Lincoln Ave. site from 2 1/2 to 2 acre, which we are advised is imminent, will enhance the value of this property. Hopefully, the down-zoning coupled with a turnaround in the economy will allow us to generate appreciable funds when the Lincoln Ave. property is sold sometime in the future.



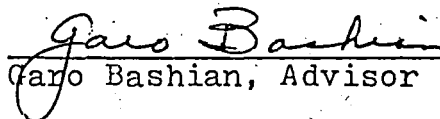
Edward Essayan, Acting Interim Chairperson



Michael Pisani, Secretary



Zaven Tachdjian, Vice Chairperson



Garo Bashian, Advisor