

Building Committee 1996 Annual Report

1996 was a very active year for the Building Committee on all fronts and, in spite of the controversy, tremendous progress on the building project was made.

The year began with a visit from the Vehapar during which he blessed the cornerstones for the new church and the appointment of a project management team of three to oversee the building project.

After more than six months of rejecting unsatisfactory offers for our Lincoln Lane property we accepted an impressive offer from a developer which netted the church \$1,425,000 (we located and negotiated directly with the buyer and therefore no real estate commission was due). The price and terms far exceed what was approved at our last Annual Parish Assembly. We received a down payment of 15%, which was not held in escrow but was available for building, with the balance paid at closing which was in the beginning of September. The terms allowed us to stay rent free on the premises until April 15, 1997.

During the same period we were working with our Project Architect, as well as the other professionals involved to prepare working drawings to apply for a foundation permit which was granted on May 29th. We entered into a contract for the site development work and as of this writing most of it has been completed.

The project management team resigned on August 15th and recommended the church return to implement this project with a full building committee to have better parish representation and avoid the delays of overturning decisions. As a result, Tom Ashbahian, our project architect also resigned. The Building Committee has been meeting regularly ever since.

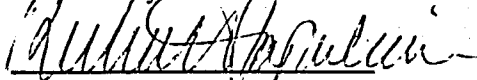
We then decided to take one final look at revisions that could save money and felt that the original design architects should be the ones to carry out that task. They found ways to reduce the square footage and simplify the roof lines to save significant amounts of money and we are now negotiating with them to complete the project.

We expect to begin work in the early spring and once we begin the project will be completed within 18 months provided the finances are in place. The 1996 disbursements from the building fund are listed on the following page and a more detailed accounting will be presented by the Fundraising Committee.

This year there were a few resignations from the Building Committee for health and other good reasons and Avedis Tutak became our newest member.

Special thanks must be extended to Lionel Galstaun who again this year has done a fine job of taking minutes and to Martha Gurahian who assembled an Interiors Subcommittee who, after much work, has made fine recommendations for the interior finishes and furnishings for our new church and hall.

Respectfully submitted:


Richard H. Papalian, Chairman