

BOT Meeting April 25, 2010

Members Present: Shiv Kapoor, Kiran Topudurti, Veera Mallu Boddu, Sanjeeva Reddy, Chhotabhai Patel, P. Balgopal, Subbu, Aradhana Chhajed, Jay Kishan, Shankar Bhattacharya, Mangesh, Koeli Goel

1. Bank balance - \$338,000 ; pending expenses \$40,000 = net = around \$300,00 in bank
 - a. We are supposed to raise \$100,000
 - b. Loan commitment – 16 loans = \$240,000
2. We are still \$200,000 short. We still have room to get more loan.
3. Kapoor – we have some other options and I ask Mallu to present that.
4. Mallu – I would like to give 2 sets of drawings and estimates. One is the existing current plan. The second is based on some new ideas based on conversations which we came up with in the past few weeks. 2 sets of plans presented. Cost estimates are attached to the plans options.
 - a. The estimate for the first – in this we do not have a full-fledged temple but a full basement.
5. The executive committee thinks we should have a full temple – so we have the second drawing for a full-fledge temple 6500 sq ft. Permanent installation of the gods.
6. Balgopal – we have reached a critical juncture. We need to make a major decision. Really appreciate Mallu’s never-ending service as the Facilities Committee. Common denominator in all of us is we want a temple. All of us have sincere degree of commitment. I have always been the lone voice against many past decisions. In that spirit let me put it in the proper perspective. This project started in 1991 [according to archival records] in the Illini Union. This phase of it started in 2002 and several of you here were original members. I have always maintained I would like to have a small place to worship not a huge one. At that time I had proposed a 3500 sq ft temple at a price of \$650,000. The present situation – 80% of Urbana residents are in the octogenarian age group [in our community] Most of them keep asking when is the temple going to start – life, health situations. Therefore I am stating my personal belief = I would like to see a completed temple. Not like a basement and something like a terrace on top. We will never get money from this community for the additional portion. The Kumbhabhisekam will be the major money-maker. I feel once this phase is completed – once a fully functional worship area is up – like other religions [Mormon churches] wings can be added as expansions.
 - a. ALSO, if we do not have enough money, let us do the main floor plan. This way if we do not raise enough money we can do a smaller floor area. Also, we can do little better in negotiating with some other options with the architects.
 - b. We can ask the design from the builder.
 - c. I want to go and pray before I die – and that is not too far.
7. Kapoor – there is another option – giving you a full facility to start. As need arises you can add more and more later. We can certainly go up to 6500 sq ft.
8. Shankar – I am hearing the same from my people. We have to start based on whatever we have. Bloomington is starting before us.
9. Jay Kisan – if we are confident that we can get another \$650,000? That we can keep the momentum going?

10. Kiran – we have 3 choices but mainly 2 major options, 6500 sq ft:
 - a. Community hall in basement with partial temple facilities = \$830,000;
 - b. Or basement + small permanent upper floor plan for 3 deities = \$1.25 mn
 - c. A permanent, full functional place = 3 deities; we can keep building for other deities as we get money; kitchen, necessary amenities. Only no community hall. The setting will be similar to the Balaji Temple in Aurora. It can accommodate 200 people.
11. Balgopal – the temple area itself will become a community space. We will have to make the kitchen a commercial one. If you do a fully functional kitchen – money will come.
12. Kiran – to answer Jay’s question – can we raise \$1.25 mn? Let me say that \$87,000 out of that is architect’s fee. In the first floor plan we can make variations in size, phase etc.
13. Balgopal – only the upstairs option will be also \$1.25 mn? That defeats my common sense.
14. Chhotabhai – it should be much less without the excavation, elevator and concrete. All in agreement that just the first floor should not be that expensive.
15. Kapoor – estimate \$158 per sq ft. for first floor.
16. Balgopal – qs 1. Do you feel comfortable with all these phase works? Qs 2. DO you want a fully done temple?
17. Jay Kisan = whats the dollar amount attached to these options?
18. Bal - According to IGW – not much difference. But I do not agree. I feel the upstairs should be cheaper by \$200,000
19. Mallu – the difference is \$150,000
20. Reddy – 825,000 was quoted for the both levels.
21. Kapoor – IGW worked with subcontractors. There is room to cut down some costs. Contingency costs are built in to be safe. That money can be saved depending on how smartly we plan this. The premium to the first floor – the 12’ ceiling opposed to 8 or 9 ‘ ceilings.
22. Reddy – Earlier they had given \$650,000 estimate [3200 sq ft finished first floor]

OPEN DISCUSSION

- Subbu – Can we do 6500 first floor only – finished. Option 2 If not, 5500 top and lower floor.
- Kapoor – reduced option involves a crawl space. If we do a basement we have to do an elevator. With 2500 top floor and rest basement but termed as crawl space.
- Mallu – the IGW bid of \$1.25 mn includes the elevator amount.
- Shankar – option 1 is the only option for us.
- Mangesh – if the first floor fulfils both the requirements of worship and serving food then that is best option.
- Chhotabhai – spoke to past Chairman of Manasa Mandir – they paid 35000 to buy a high school in Elks Grove. No permit so they lost it. Then they had different negotiations – then they decided through many discussions in favor of – a big hall with the possibility of opening up for bigger crowds. So I feel a little better about our losing the money on architectural drawings.
- Bal – TT College Park temple official – when we built a second hall – many people came forward to sponsor different things like fixtures etc.
- Bal – I want to make one thing clear. That community center MUST be on the drawing board.

- Jay – I think the cultural center will make much more money than the temple.
- Kapoor – we agree it should be done. The options should be there.
- Aradhana – kumbhabhisekam is when money will pour in.
- Mallu – most temples go through a financial low in 3-5 year span. After that they pick up. E.g. Peoria temple.
- Bal – let us take a poll – on the 2 options.

EVERYONE AGREED TO THE LAST OPTION TOWARD THE FULLY FUNCTIONAL TEMPLE.

- Bal – if you have a kumbhabhisekam, there are sponsors for the kavacham – easily for \$100,000.
- Jay – then why are we being so timid?
- Bal – that is not the qs. There are people who will do more money ONLY if there is a full-fledged functional temple.
- Kiran – all extra money options are tied to the first floor model of fully-functional temple.
- Mallu – pulse of the town – all the money we have gotten are from people who are committed. We cannot get the skeptics until we have a temple. I feel if we have a community hall there will be more people who will be interested. Jay – every time in Lamont temple – there are more people in the basement than on top. [Food is served there.] Mallu: that is always in worship areas, even churches.
- DISCUSSION: SEPARATE COMMUNITY HALL.
- Bal – I will bring \$250,000 if you have me chair the fundraising evening for a functional temple. I will go separately to different community members for the idols.
- Kapoor – let's go back to making decision.
- **Bal – I make a motion: the option of going ahead finalizing the plan of building the temple on first floor which is to be a fully functional temple. Second phase – cultural centre close to temple following necessary paperwork. Third – without delay we urge the BOT to take actions to go proceed – I want to start the construction NOW – no more discussions on which model etc.**
 - **Seconded by Chhotbhai**
 - **Kapoor – how many in favor – UNANIMOUS DECISION**
- **Bal – another motion – have a general body meeting sometime by June 15, 2010 once we have info from builders. Kiran seconds. All in favor – UNANIMOUS.**
- Jay – what will be the footprint?
- Bal – 6500 sq ft or 5500 sq ft.
- Kiran – Urbana Civic Center – is 5000 sq ft and can accommodate 200 people.
- Bal – as a BOT member I would like to acknowledge the yeoman service that Mallu has done for the past few years as the Facilities Committee chair. RECOGNITION BY ALL.
- The small fundraising committees formed in previous meeting
 1. Subbu – I got the money from Gopinath but not yet Tangella

Kapoor – Next meeting should be on May 23. ALL AGREE – 2-4 p.m. Meeting adjourned.