

Dear Parishioners,

The Vision & Strategy Committee was asked to review the five options presented in the Feasibility Study and to come back to the Community with viable option(s) for consideration and decision. The Committee has spent over a year and a half getting input and analyzing options. The Committee is now prepared to present two options to the Community at a series of town hall meetings scheduled for:

- Sunday, December 8, 2013, following the Divine Liturgy;
- Wednesday, January 15, 2014, 6:30 pm; and
- Sunday, January 26, 2014, following the Divine Liturgy.

Both of the proposed options anticipate construction of new facilities to accommodate the growth and future needs of the Community. These facilities include a 450-seat byzantine style Church, a Hall/Community Room/Gym, an Education/Administration building, adequate open/green space for play areas and to accommodate the Festival, and onsite parking for 150 cars.

Before proceeding further, the Community needs to make a decision on where it wants to pursue its future. The Committee is proposing two options:

Option A – Remain at the Current Location and pursue design and construction of the new church campus on land currently owned by the Church and Foundation; or

Option B – Find a different location and pursue design and construction of the new church campus on the yet to be identified site located in the City of San Diego.

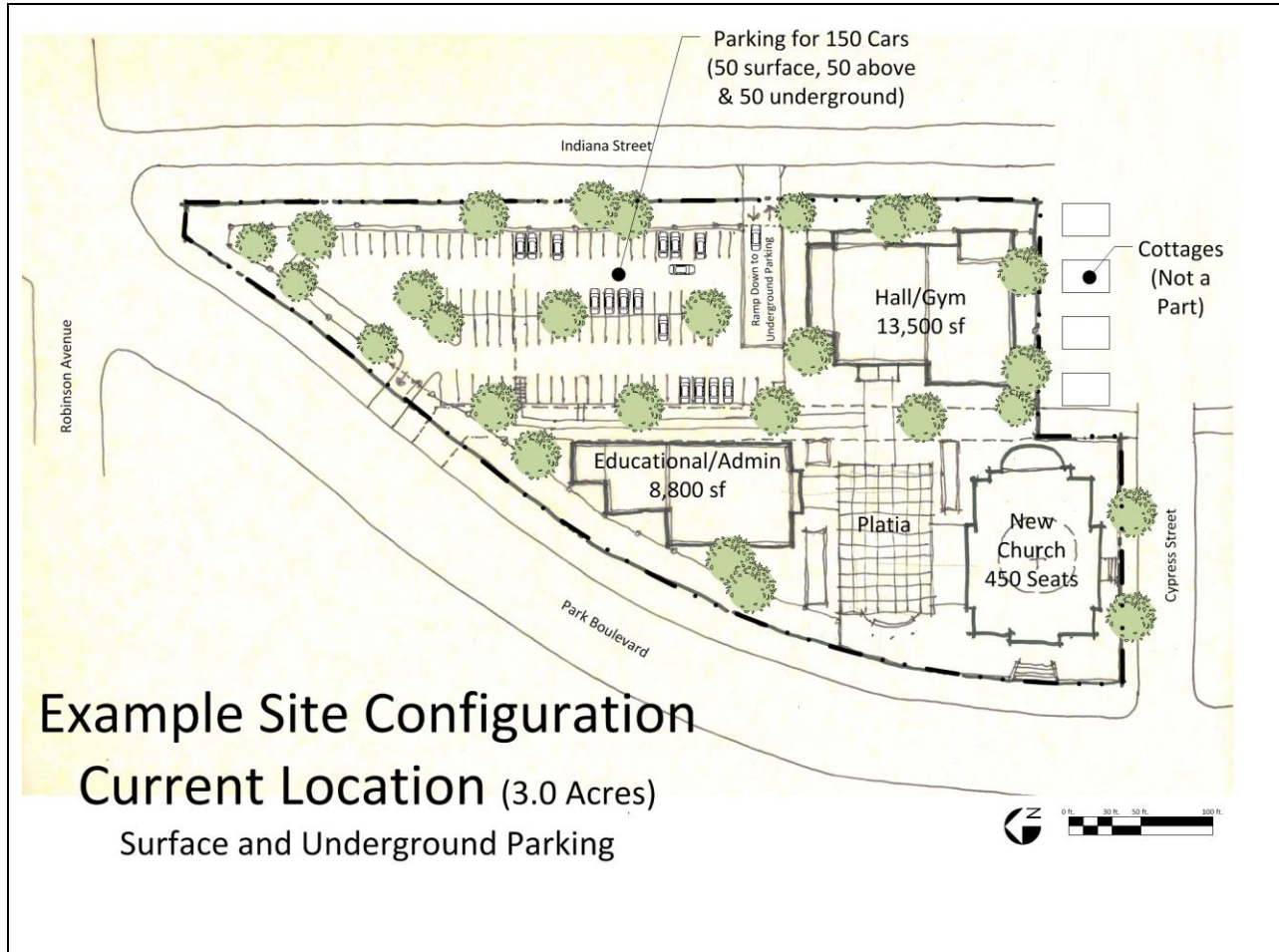
Both of these options present real opportunities and challenges which need to be presented and discussed.

During the town hall meeting, the Committee will present background information on each of the options. Enclosed is some information on the two options which includes preliminary example site configuration renderings for both options and a series of frequently asked questions. Following the town hall meetings, a Special General Assembly Meeting has been scheduled for February 9, 2014, following Divine Liturgy, at which time, the Community may be asked to vote on one of the two options.

The time is at hand for us to create a vision for our children and our children's children. We pray this information will assist you and that you will join us at least at one of the town hall meetings and the Special General Assembly Meeting. Your input is important as we move forward to create the vision of our future. Thank you for your time and consideration.

The Vision & Strategy Committee

OPTION A

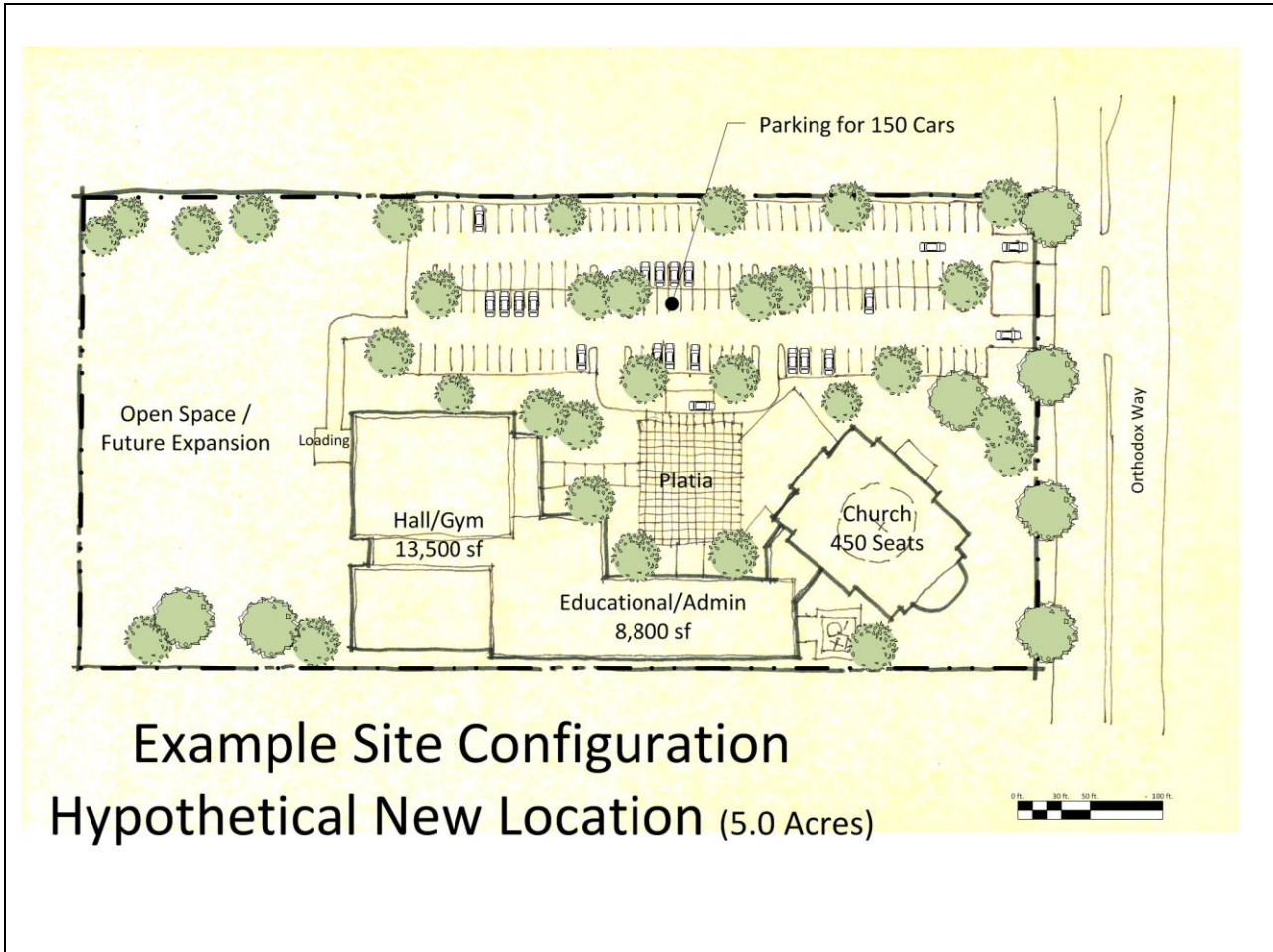


This option includes the construction of a new 450-Seat Church, Hall/Gym Facility, and Education/Administration Building, and parking for 150 cars with an underground parking structure. The Parish Campus would consist of the properties currently owned (approx. 3 acres) but would not include the cottages. The option entails paying off the current debt on the Church and Foundation properties which is \$3 Million. The parking structure is estimated to cost \$2.7 Million based upon per stall costs provided in the Feasibility Study. The estimated cost for this option is \$17.64 Million.\*

Payoff Existing Debt	\$3,000,000
Construction of New Facilities	\$9,500,000
Parking Structure [100 Spaces @\$27,000/Space]	\$2,700,000
Contingency (20%)	\$2,440,000
<b>Total</b>	<b>\$17,640,000</b>

\*Figures are estimates and may vary from actual costs.

OPTION B



**Example Site Configuration**  
**Hypothetical New Location (5.0 Acres)**

Under this option, the current site would be sold and a yet-to-be-identified five acre site in the City of San Diego would be purchased. This option would include construction of a new 45-seat Church, Hall/Gym, Education/administration Building, and surface parking for 150 cars. This option includes open space with room for expansion. The estimated cost of the new site is \$5 Million. We have assumed net proceeds (sale price less debt) of \$4 Million. The estimated cost of this option is \$12.4 Million.\*

Site Acquisition	\$5,000,000
Construction of New Facilities	\$9,500,000
Contingency (20%)	\$1,900,000
Subtotal	\$16,400,000
Less Proceeds from Sale of Current Site	-\$4,000,000
Total	\$12,400,000

## **FREQUENTLY ASKED QUESTIONS**

### **1. WHAT FACILITIES ARE BEING PROPOSED?**

Based upon input from the community, the Vision & Strategy Committee is proposing to move forward with the Building Program outlined in the Feasibility Study which includes a 450-Seat Church; a Hall/Gym/Community Room, an Education/Administration Building, Green Space/Playground Area, Adequate Parking, and Sufficient Festival Grounds.

### **2. HOW MUCH WILL IT COST TO BUILD THE PROPOSED FACILITIES?**

It is estimated that the proposed Buildings will cost approximately \$9.5 Million to construct, subject to prevailing rates at actual bid time. Depending on the Option selected, the land could cost \$3 Million to pay off the existing debt on the current property, or an estimated \$5 Million (again, subject to prevailing rate at time of transaction) to acquire a new 5-acre site less the net funds from the sale of the existing property. The cost of parking is an element which will vary depending on the option selected.

### **3. HOW MUCH PARKING IS NEEDED FOR THE PROPOSED FACILITIES?**

Based upon the proposed new 450 seat Church it is estimated that 150 cars will be needed. This is based upon the City of San Diego's requirement for one space for every 3 seats. The current Church has a seating capacity of 300 people, meaning the Church should have 100 spaces. Presently the Church has 47 spaces in a lot across the alley and 4 spaces behind the Church for a total of 51 spaces.

### **4. HOW MUCH PROPERTY DOES THE CHURCH & FOUNDATION CURRENTLY OWN?**

The Church and Foundation currently owns nine contiguous properties within the block bounded by Park Blvd., Indiana St. and Cypress Avenue that total approximately 3 acres and one parcel across Cypress Avenue that includes 12 rental units ("Stone Manor").

### **5. HOW MUCH REVENUE DO THE CURRENT APARTMENTS AND OTHER BUILDINGS GENERATE?**

In total, the ten investment properties generate approximately \$123,000 per year after operating expenses and mortgages are paid. This is divided between \$61,904 in annual income from the Church properties and \$61,385 in annual income from the Foundation properties

### **6. HOW MUCH IS CURRENTLY OWED AGAINST THE CHURCH PROPERTIES?**

Currently, the Church owes \$498,518 against its properties and the Foundation owes \$2,525,727 against the properties located within the block and the Stone Manor property. The total debt \$3,024,245.

7. HOW MUCH ARE THE CHURCH AND FOUNDATION PROPERTIES WORTH

The estimated “as-is” value of the properties currently owned by the Church and the Foundation is approximately \$7 million. This value is subject to a timely professional appraisal and NOT net of the outstanding \$3Million in loans.

8. WHAT DECISION(S) WILL THE COMMUNITY BE ASKED TO MAKE?

The Community will be asked to consider and give direction on proceeding with one of two options: (1) Remain in Current Location and pursue design and construction of the new Church campus on the land currently owned by the Church and Foundation; or (2) Move to a Different Location and pursue design and construction of the new Church campus on a yet to be identified site located in the City of San Diego.

9. WHEN WILL A DECISION BE MADE?

A decision will be made only when the Community is ready. We have scheduled a Special Parish Assembly Sunday, February 9, 2014, following the Divine Liturgy in anticipation of the Community being ready to make a decision following a series of town hall meetings in December and January.

10. HOW MANY PARISHIONERS ARE NECESSARY FOR A QUORUM?

A quorum for a Parish Assembly under local By-laws is 50 Parishioners in good standing. We anticipate and expect many more Parishioners to attend, given the long-term impact and criticality of such decision.

11. WHO CAN PARTICIPATE & VOTE AT THE PARISH ASSEMBLY MEETING?

Per the Uniform Parish Regulations, “**Parishioners in good standing**” have the right to attend, participate, and vote the Special Assembly.

12. DO I HAVE TO BE PRESENT AT THE PARISH ASSEMBLY TO VOTE?

**YES, Parishioners in good standing** wishing to participate and vote must be present at the Special Parish Assembly for their vote to be counted. Proxies are not permitted at a Parish Assemblies.

## ARTICLE 18 -PARISHIONERS

### Section 1:

Every person who is baptized and chrismated according to the rites of the Orthodox Church is a parishioner. The religious, moral and social duties of a parishioner are to apply the tenets of the Orthodox Faith to his/her life and to adhere to and live according to the tenets of the Orthodox faith; faithfully attend the Divine Liturgy and other worship services; participate regularly in the holy sacraments; respect all ecclesiastical authority and all governing bodies of the Church; be obedient in matters of the Faith, practice and ecclesiastical order; contribute towards the progress of the Church's sacred mission; and be an effective witness and example of the Orthodox Faith and Traditions to all people.

A parishioner in good standing practices all the religious and moral duties as described in this Section 1. At a minimum, a parishioner in good standing must: be eighteen years of age or over; be current in his or her stewardship and other financial obligations to the Parish, abide by all the regulations herein stated and the Parish Bylaws; and cooperate in every way towards the welfare and wellbeing of the Parish. (Stewardship is recommended to be ten percent (10%) of one's annual income as stated in Holy Scripture to help meet the financial obligations of the Parish, the Metropolis and the Archdiocese.)

Section 5: A parishioner in good standing has the right to attend, participate and vote at Parish Assemblies, as well as to vote in Parish Council elections. Each such parishioner may also be nominated for election to the Parish Council or to represent the Parish at a Local Assembly or the Congress.

## ARTICLE 31 - PARISH ASSEMBLY

Section 1: A Parish Assembly may be convened for matters other than those involving canonical and dogmatic issues. The Parish Assembly is the general meeting of the Parishioners in good standing of the Parish and is the general policymaking and appropriating body of the Parish.

Section 2: Notice of a Parish Assembly shall be mailed to all Parishioners in good standing at least ten (10) days prior to the Assembly and shall include the agenda. The agenda shall be prepared by the Priest and the Parish Council and shall include all items to be discussed at the Assembly.

Section 3: A Parish Assembly consists of parishioners in good standing of the Parish who have met their stewardship obligations to the Parish in accordance with the Parish Bylaws. A person whose name appears on the Stewardship rolls but who is in arrears in the payment of his/her stewardship obligations may take part in the Parish Assembly by meeting such stewardship obligations on or before the date of the meeting. If a Parishioner is delinquent for more than the current calendar year, he or she may vote at the Parish Assembly only after that parishioner has met the unfulfilled stewardship financial obligations at least thirty (30) days before the Parish Assembly.

New parishioners may exercise their vote at Parish Assemblies if they have been parishioners in good standing for at least three months. The Priest shall be a non-voting participant of the Parish Assembly.

Section 4: The quorum for a Parish Assembly under local By-laws shall be as high as possible in such number of parishioners in good standing as its By-laws may determine. If a quorum cannot be achieved, no vote can be taken. If a quorum is not present, the Parish Assembly shall be called a second time within twenty-one (21) days. At such time, decisions may be taken by the number of parishioners in good standing present, with the exception of matters pertaining to the purchase, sale or encumbering of Parish property, in which case a quorum of parishioners in good standing shall be required.

Section 5: Proxies shall not be permitted at a Parish Assembly.