



ICSC FUTURE MASJID PROJECT UPDATE TO MCC

Minutes of meeting Saturday January 16, 2021

Meeting started at 1:20 pm and ended 4:10 pm

Participant MCC Directors: Mohamed Charanek, Wissam Akl, Iftikhar Bari, Muzaffar Ahmad

ICSC Board Members: Farhan Khan (President ICSC), Mohammad Yasin, Sharjeel Khan (Treasure ICSC), Zahid Maqsood (Fundraising Lead), Mir Mahmood Ali (Vice President ICSC), Haider Ali Chughtai (Secretary ICSC), Adnan Ullah Qureshi (Director Volunteers and youth).

Other Participants: Zulqunain Abbas (MCC Projects/Technical team volunteer), Mohammad Ithar (Developer from LBCO as guest / sponsor), Zahid Iqbal (Systems Coordinator, MCC Office)

Location: ICSC Queensland Mussalah, Calgary, AB

Item	Description/ Details	Action
1.	<p>Quran Recitation and Opening Dua:</p> <p>By: Br. Muzaffar Ahmad</p> <p>Agenda</p> <ul style="list-style-type: none">• Introductions• Overall Project Status (Engineering design, contracts, fund raising, execution etc)• Project 3 Months/1 year Look Ahead• How MCC/PGC can help ICSC in Project Execution• Roles and Responsibilities• Project Fund Raising Plan• Any other Item• Discussion• Site Visit• Closing Discussion <p>(Presentation of the meeting was circulated via email amongst the participants prior to the meeting).</p> <p>This meeting was initiative of MCC as in the MCC meeting dated</p>	



	<p>December 31, 2020; PGC moved the resolution to coordinate and connect with ICSC technical team for joint working of MCC and ICSC for the proposed project.</p>	
<p>2.</p>	<p>Presentation by Farhan Khan (President ICSC):</p> <ol style="list-style-type: none"> 1. Highlighted the history of the project 2. Emphasized that the project is not only ICSC project but it's the project of the entire city and MAC / MCC 3. MCC should help ICSC to complete the project 4. Land was bought in around \$1.3M and so far, expense on design etc. is around \$0.5M. Thus, total price tag to the site as of to date is \$1.8M. 5. Site area was not ASP of the City and was approved in a special voting. 6. Total cost of the project for complete phase 1 is about \$14M as per detailed estimate completed. 7. Phase 1 has been further divided into stages 8. Currently only looking for Phase 1 – Stage A: Multipurpose Hall/Gym /Prayer place 9. Total area of gym 2200 sq feet with capacity of 545 for Salah 10. Cost of Phase 1 – Stage A is approximately \$3.6M 11. Engineering work is in progress for the revised design of Phase 1 – Stage A 12. Technical: No underground utilities like water and sewerage are available. On site septic tank would be required. Site require a storm pond, parking and gravel access road of St 104. Option of Sprung temporary structure is dropped as that required renewal of City permit every 5 years. 	<p>Presentation highlights / Notes</p>



	<ol style="list-style-type: none"> 13. ICSC Board and Project Advisory Committee (PAC) has agreed in Summer 2020 for Phase 1 – Stage A as complete Phase 1 does not look feasible to achieve with huge price tag 14. All the regulatory requirements from the city are under review by consultant 15. Cost for Road of Street 104 that connected from 22X to the site upgradation is \$0.5M. This includes as gravel road and a round about 16. Need is to apply for revised DP and work permit for latest agreed in Summer 2020 engineering design of Phase 1 – Stage A. The design fee is around \$100K. 17. Detailed updated design to be completed by the end of March 2021 18. 6 – 8 weeks needed to get the bid papers ready 19. Development Permit (DP), construction permit / building permit were completed for Phase a and now to be revised for Phase 1 – Stage A 20. All together have about \$1M available for the project that has been collected over the last decade. 21. Fundraising strategy was also presented. Grant application for community facility enhancement funding program upto \$1M is an option to apply. ICSC has around 500 members. 	
<p>3. Discussion / Thoughts</p>	<p>Mohamed Charnek (Chairman MCC)</p> <ol style="list-style-type: none"> 1. Thanked ICSC for presentation and arranging the meeting. 2. He ensured of MCC support for the project 	<p>Thoughts / Reviews / Future Plan of Action</p>



	<ol style="list-style-type: none">3. MCC has already placed this project in the priority list of projects in October 20204. He stressed that in order for MCC to help and work side by side with local committees; the procedures as per the MCC by law must be followed5. ICSC to work with both the MCC directors from the SE quadrant and Project Growth Committee (PGC) of the MCC6. Since the land is the property of MAC, the PAC of ICSC must work closely with MCC- PGC7. The PGC will bring recommendations to MCC Board and then the board will make the decision(s)8. He also emphasized that any expenses more than \$50,000 will require city wide AGM of MAC. All Expenses upto \$ 50,000 be must be approved by MCC Board9. The fundraising team of ISCS will be facilitated in all the other districts of MCC10. The ICSC board, PAC and its Fundraising Committee will have to take the lead to make this project a success. <p>Wissam Akl (Lead MCC PGC)</p> <ol style="list-style-type: none">1. Send the project detail to be posted on MCC website.2. The PAC should take initiative and provide PGC with all the information so that we can understand the requirements, changes, details and then be able to present to the board3. ISCS will need to work on holding the citywide SGM / AGM4. All the technical reviews, revised design fee approvals, permits, regulatory requirements to be reviewed together, funding requirements be reviewed together to make this project a success. <p>Zulqurnain Abbas (Technical Volunteer MCC – Projects)</p> <ol style="list-style-type: none">1. Emphasized the importance of close communication and coordination between the PAC and PGC2. Need assessment: There are difficult questions for the feasibility of this project. Do we really need this project which is far for the easy daily access of the City residents? How	
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	<p>many numbers of Mussaleen we expect for daily prayers in the proposed facility to be built with multi-million-dollar price tag and years of hard-work? Location of project site is not within easy access of the community</p> <ol style="list-style-type: none"> 3. The option of having multiple Mussalah's in the densely populated zones of SE should also be explored for immediate worship / religious education needs of the community 4. ICSC project is put on the top of priority list in 2020 as MCC believed that this project is shovel ready and is asking for City Wide support. Although competitive needs for the densely populated communities of Muslim like NE have a clear edge / higher demand over this ICSC project 5. All Centres want to build facilities in their vicinity and there could be competing interests amongst the Centers 6. MCC will not lead the fund-raising drive, and the ISCS team will have to come up with plan / strategy / dedicated team to collect funds, coordinate with Centres. MCC role will be of a facilitator. 	
<p>Meeting adjourned at 4:10 Pm and Participants left to visit the site.</p>		

Minutes Composed By:

Zahid Iqbal (Systems and Processes Coordinator, MCC Office)