

Zoroastrian Association of Houston (ZAH)

Zoroastrian Museum FAQ's

1. Land & Ownership

Will ZAH retain ownership of the land? Yes. The land designated for the Museum will remain the sole property of the **Zoroastrian Association of Houston (ZAH)**. The property will be leased to a newly formed Museum non-profit corporation for a nominal annual fee.

Lease Terms: The final lease agreement will be executed after the Museum non-profit corporation is legally formed and will include, at minimum, the following conditions:

1. **Nominal Lease Fee**
The land will be leased for a nominal annual fee.
2. **Long-Term Lease**
Anticipated 99-year lease, with renewal options.
3. **Restricted Use**
The lease will be strictly limited to the operation of a Zoroastrian Museum.
 - If the building is used for any other purpose, the lease will terminate immediately.
 - Upon termination, both the land and building will permanently revert to ZAH without financial obligation or encumbrance.
4. **Construction Timeline Requirement**
If the Museum building is not constructed within five (5) years from commencement of the lease, the lease will automatically terminate.
5. **Operational Requirement**
If the Museum ceases operations or closes for any reason, the lease will terminate and the land will revert to ZAH.
6. **Reversion of Improvements**
In the event of lease termination for any reason, ZAH retains ownership of the land and all improvements at no additional cost.

When will the land be leased? The lease will become binding once sufficient funds have been raised to complete Phase I construction. The lease term countdown begins at that time.

What happens if the Museum is not built? The lease terminates. The land—and any improvements—revert fully to ZAH without financial liability or encumbrances.

How much land and where? Proposed footprint: approximately 8,000 sq. ft. Preliminary location: adjacent to the Atash Kadeh (subject to change).

Who maintains the land and improvements? The Museum entity will be responsible for all construction, landscaping, maintenance, and improvements on the leased land.

Shared Access & Services

- **Gate access:** Shared between ZAH and the Museum.
- **Shared services (e.g., ground keeping):** Permitted, with the Museum paying its proportionate share.

Will ZAH retain land for future projects? ZAH owns approximately 7 acres.

- Main building: 12,500 sq. ft.
- Atash Kadeh: ~8,000 sq. ft.
- Proposed Museum: ~8,000 sq. ft.
- Total built up area ~ 28,500 Sq. ft or 0.65 acres
- Parking + playground + Easements ~ 2.5 acres

ZAH will retain approximately 3.85 acres (55% of total land) for future development.

2. Organization of the Museum

- A new tax-exempt corporation, **Zoroastrian Museum of America**, will be formed and will apply for 501(c)(3) designation.
- Board of Directors appointed equally by ZAH and FEZANA.
- The Museum will have independent executive leadership, management, and operational staff reporting to its Board.
- The Museum Corporation will be responsible for fundraising, artifact acquisition, programming, and all operational and financial matters.
- The entity will be formed after ZAH General Body approval of the land lease and will dissolve if the Museum becomes non-operational.

3. Finances

- The Museum Corporation will bear all financial and fiduciary responsibility.
- The Museum will raise its own funds for construction, operations, and collections.
- ZAH will have **no financial responsibility**, now or in the future.
- ZAH will not guarantee loans, underwrite deficits, or assume operational costs.

4. Operations

- The Museum will operate independently with its own insurance, utilities, and financial systems.
- Utilities will be separately metered and paid for by the Museum.
- Day-to-day operations, staffing, programming, and compliance will be managed solely by the Museum entity.
- ZAH members may serve in management or operational roles as appropriate.

5. Responsibilities

ZAH

- Lease land under defined conditions.
- Appoint its share of the Museum Board of Directors.

- Bear no financial responsibility.
- Provide volunteer support as appropriate.
- Assist the Board and management team as needed.

FEZANA (FEZANA)

- Appoint its share of the Board of Directors.
- Support national outreach efforts.
- Assist with artifact sourcing and scholarly engagement.
- Lead national and international fundraising efforts.
- Assist the Board and management team as needed.

6. Benefits to ZAH

- Enhanced global recognition.
- Increased visibility within the North American Zoroastrian community.
- Potential employment opportunities for ZAH members.
- Strengthened cultural and educational presence on ZAH grounds.
- Another first for ZAH
 - First 24/7 wood burning Atash Kadeh/Agiari in the western hemisphere.
 - Founding member of FEZANA
 - Founding member WZCC
 - FIRES and ZAH library