

Membership Resolution on Sale of Building to NY Pillar Church and Merger with Temple Israel of Great Neck

September 2, 2026

Whereas, Congregation L'Dor V'Dor - Oakland Little Neck Jewish Center (OLNJC), a Religious Corporation, wishes to remain a viable religious presence, due to the serious financial situation of the Congregation/Religious Corporation, and

Whereas, OLNJC has participated in discussions and negotiations with the NY Pillar Church to affect a Contract of Sale for the building located at 49-10 Little Neck Parkway, Little Neck, NY 11362, and

Whereas OLNJC has been running a deficit due primarily to changing demographics in the area leading to a steady decline in membership resulting in decreased revenue from dues and donations, and

Whereas OLNJC finances have steadily decreased to a level that makes sustaining the existence of the synagogue unlikely beyond a few years, and

Whereas OLNJC will cease to exist absent an infusion of cash so that it may become an attractive merger candidate, and

Whereas Congregation L'Dor V'Dor – Oakland Little Neck Jewish Center (OLNJC) has participated in discussions and negotiations with Temple Israel of Great (TIGN) to affect a Merger Plan that will benefit both congregations, and

Whereas, the Contract of Sale and Rider and Merger Plan and Restated Bylaws were provided to General Membership in advance of the duly noticed Special Membership Meeting on September 2, 2026, and;

Whereas, the Contract of Sale and Rider and Merger Plan and Restated Bylaws were provided to Board of Trustee members in advance of the duly noticed Board Meeting on August 17, 2026 at which time the following Resolutions were voted upon and approved;

Now, therefore, be it

Resolved, That the OLNJC membership approves the Sale, finds the negotiated Sale fair and reasonable and in the best interest of the Congregation/Religious Corporation and thus approves it and authorizes the President or his designee to sign the contract of sale and rider with NY Pillar Church with the following major terms:

1. OLNJC shall receive \$5,400,000 for the building.
2. The existing tenant lease shall be assigned to the new owner.
3. The broker commission shall be 3.5% of the sale price.
4. The closing will take place on or about 45 days after approval is received from the NYS Supreme Court and/or the NYS Attorney General.
5. OLNJC shall vacate the building upon closing.

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The Membership approves that the net proceeds of the sale will be used to secure the Merger Plan below. Sale of the building coupled with the merger with TIGN will eliminate the possibility of dissolution of OLNJC.

Resolved, That the OLNJC membership approves the Merger, finds the negotiated Merger Plan and Restated Bylaws fair and reasonable and in the best interest of the Congregation/Religious Corporation and thus approves them and authorizes the President or his designee to sign the Merger Plan with TIGN with the following major terms:

1. OLNJC Rabbi will become an associate Rabbi at TIGN
2. OLNJC legacy members will have initial reduced dues of \$1,000 per family or \$500 per individual for 25 years or until a \$3.2 million Dues Reduction Fund is depleted. Dues are subject to increase and exclude Security Assessment, Men's Club and Sisterhood dues.
3. OLNJC will be afforded one (1) VP position and additional Board of Trustee positions (dependent on the number of members who affiliate with TIGN).
4. OLNJC legacy members will be provided High Holiday seating on the same basis as TIGN legacy members.
5. TIGN will honor the existing reduced dues provision which was part of the previous Oakland Jewish Center and Little Neck Jewish Center consolidation.
6. An amount of approximately \$800K will be utilized for, but not limited to, the following approximate expenses: removal of violations - \$100K; severance - \$200K; moving and disposal - \$150K; broker fee - \$190K; NYS transfer tax - \$25K; maintenance until vacancy - \$100K
7. Approximately \$850K will be provided to the TIGN Endowment Fund after all expenses.
8. A merger with TIGN will eliminate any possibility of dissolution of OLNJC.

The merger is fair and reasonable in that OLNJC members would become part of a larger, soundly funded, vibrant, active synagogue rather than be forced to close its doors in the very near future and enjoy all this at a greatly reduced dues structure as a result of the funding it would bring. Equally important, the legacy of OLNJC would live on in the membership, albeit at a new location.

Resolved, That the OLNJC membership authorizes the filing of a joint Petition of Merger with TIGN in the New York State Supreme Court requesting an Order confirming the Merger, together with the approval of the Sale of the aforementioned premises (49-10 Little Neck Parkway, Little Neck, NY 11362) to NY Pillar Church.

These actions are structured as a single, unified plan requiring a two-thirds affirmative vote of members in good standing that vote.