

MOTION TO AUTHORIZE OWNERSHIP OF REAL PROPERTY

WHEREAS, the 1991 World Service Conference affirmed that in regard to the relocation study, the ownership of property by Al-Anon Family Group Headquarters, Inc. is consistent with our Traditions; and

WHEREAS, the Board of Trustees did study the purchase of property as a part of relocation; and

WHEREAS, the Traditions separate the organization of groups from the organization of service centers; and

WHEREAS, the Board of Trustees finds that it has been and continues to be financially prudent to own real estate in connection with relocation since 1996; and

WHEREAS, the Board of Trustees and the World Service Conference, representing the voice of the fellowship, desire to always maintain the spirit and intent of the Steps, Traditions, and Concepts; and

WHEREAS, the Al-Anon Family Group Headquarters, Inc. is the clearinghouse for Al-Anon groups in the United States and Canada as well as the link to the General Service Offices abroad; and

WHEREAS, Al-Anon Family Group Headquarters, Inc. has owned property in Virginia Beach, Virginia, since 1996, in accordance with the terms and conditions of Motion 12 passed by the 1994 World Service Conference; and

WHEREAS, the trial ownership of property has been successful while maintaining the spirit and intent of the Steps, Traditions, and Concepts; and

WHEREAS, the Board and the World Service Conference desire to end the trial and affirm the ownership of property within the safeguards previously established;

NOW, therefore be it resolved that the 2011 World Service Conference does agree to end the 15-year trial and further empowers the Board of Trustees to continue to own the current or a subsequent property in the name of Al-Anon Family Group Headquarters, Inc. for its use under the following conditions:

1. The Board of Trustees continues to find that the ownership of property is financially feasible.
2. The Conference can order the sale of property if it believes that continued ownership is contrary to the wishes of the fellowship as a whole. The Board of Trustees agrees not to override the action of the Conference, if the Conference directs that the property be sold.
3. The Board of Trustees will continue to report triennially, beginning in 2012, as to the financial feasibility of the ownership of real property; the compliance with the spirit and letter of this resolution; and the negative impact, if any, that the ownership of property has had on the fellowship as a whole since the previous report.
4. The Conference and the Board of Trustees request that the ownership of real property be limited to Al-Anon Family Group Headquarters, Inc., or the General Service Offices, until the impact of ownership by other service entities can be sufficiently studied and guidelines established which would comply with the spirit and intent of this Motion.

5. If at any time, the Conference withdraws permission to own real property, the property will be sold or disposed of by the Board of Trustees for the most financially prudent price, without regard to gain/loss.

6. If at any time the Al-Anon Family Group Headquarters, Inc. owns real property and that property is sold or disposed of for whatever reason, any net funds realized after the payment of existing mortgages, costs associated with the sale, costs associated with the purchase of another location and relocation to a new site shall be placed in a designated fund to reduce future occupancy costs of Al-Anon Family Group Headquarters, Inc. Said fund may not be used to sustain existing or create new services or programs. Said fund cannot be added to by the Board or the fellowship except by investment income the fund generates. Said fund is to reduce occupancy costs and avoid dissension over funds that could be viewed as perilous wealth.

7. By the 2012 Conference, the Board of Trustees will amend its By-Laws to establish a separate Executive Committee for Real Property Management, in accordance with Motion 5 of the 1995 World Service Conference. Said Executive Committee will continue to ensure that the management of the real property be done in a prudent manner and not interfere with the day-to-day operations of the spiritual parts of the program, i.e., service to the groups, individuals, or Al-Anon as a whole. Should legal situations change that would mandate the need for a separate corporation to own the property, this Motion shall authorize the Board to act immediately and to notify the Conference of this change at the next Conference following the establishment of said corporation.

8. Said real property shall house only the operations of Al-Anon Family Group Headquarters, Inc. and the entity formed only to manage the property. No space will be available to outside tenants. Al-Anon groups may hold meetings in the facility, provided that they make a monthly contribution equivalent to rent in order for the group to remain self-supporting. No other Al-Anon service entities or structures may utilize the building in accordance with this Motion.

9. It shall be the guiding principle of real property ownership by Al-Anon Family Group Headquarters, Inc. that the ownership of property is a means to providing service to the groups and not an investment for the organization. Because of this, the real property, at the request of the Conference or direction of the Board, can be sold at a loss or abandoned without regard to its value when it is found to be in violation of the Traditions or Concepts. It is understood that abandonment or sale of real property would not relieve Al-Anon Family Group Headquarters, Inc., or its subsidiary corporation, if any, from fulfilling its financial responsibilities connected with the abandoned or sold property.

10. So long as no other condition herein is violated, the Board of Trustees retains the right to purchase real property when financially feasible. Should ownership of that property become a financial or operational liability, the Board may sell said property without further Conference action.

11. It is understood that the individual groups and service arms have no ownership interest or liability in any property owned by Al-Anon Family Group Headquarters, Inc., or its alternate Executive Committee for Real Property Management, except in accordance with its Articles of Incorporation.

12. The management, ownership, and operation of said real property shall conform to the existing zoning, tax, state and federal regulations in order to maintain the 501(c)(3) status of Al-Anon Family Group Headquarters, Inc. While representatives of the Executive Committee for Real Property

Management may attend public hearings or meetings related to changes in zoning, tax treatment, etc., Al-Anon Family Group Headquarters, Inc. or its Executive Committee for Real Property Management, will not affiliate, give testimony or advocate in any way, or take positions which may involve the fellowship in any outside controversy regardless of the impact on the value of the real property or the cost to the fellowship.