



Why We're Here?

- The Three “I’s”
 - Information
 - Input
 - Inspiration

June 19, 2002

Zeta Theta Chapter House Corp.





Agenda

- State of the Chapter – BJ Buckley, Consul
- House Corp. Update – Bruce Brown, Treasurer
- Chapter House - Future – Ken Kayser, President
- Sigma Chi Memorial Scholarship - Paul Cloutier
- A Faculty Perspective – Prof. Reg Bell
- Closing

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House Corp. Officers & Project Coordinators

- Lorenzo Barone '94
- Alex Bogoevich '95
- Bruce Brown '74
- Jason Catlett '98
- Paul Cloutier '92
- Josh Halliburton '98
- Ken Kayser '73
- John Predmore '79
- Andy Radomski '98
- Mike Strole '02

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House Corp. Advisors

- Len Allgaier '65
- Jerry Collins '67
- Dick Donnelly '66
- Ron LaRose '67
- Ernie Schaefer '68
- Paul Walters '66

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BJ Buckley, B-Section Consul

House Membership

- 49 Active Members, 43 Living in the House (largest House on campus)
- We Pledged 17 New Members this Last Term

Campus Involvement

- We Hold Such Positions as IFC Pres., Director of Operations, Student Government Administrator, Student Rep. Positions, Finance Council Positions, and others

Chapter's Financial Situation

- Struggled a Year Ago, Now Operating with a Sizable Surplus Due to Sound Budgeting and Persistence. Current House Bill is \$1450

Scholarship

- Biggest Weak Point of the House, Currently our Grade Point Avg. is Around an 84, the All Males Avg. is around an 86

Peterson Award

- Currently the Chapter has 19 Peterson's awarded, we last won it in 1996. However this year is looking good! (A-B section collaboration)

Co-op Status

- Many younger members without jobs

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House Corp. Update

Bruce Brown

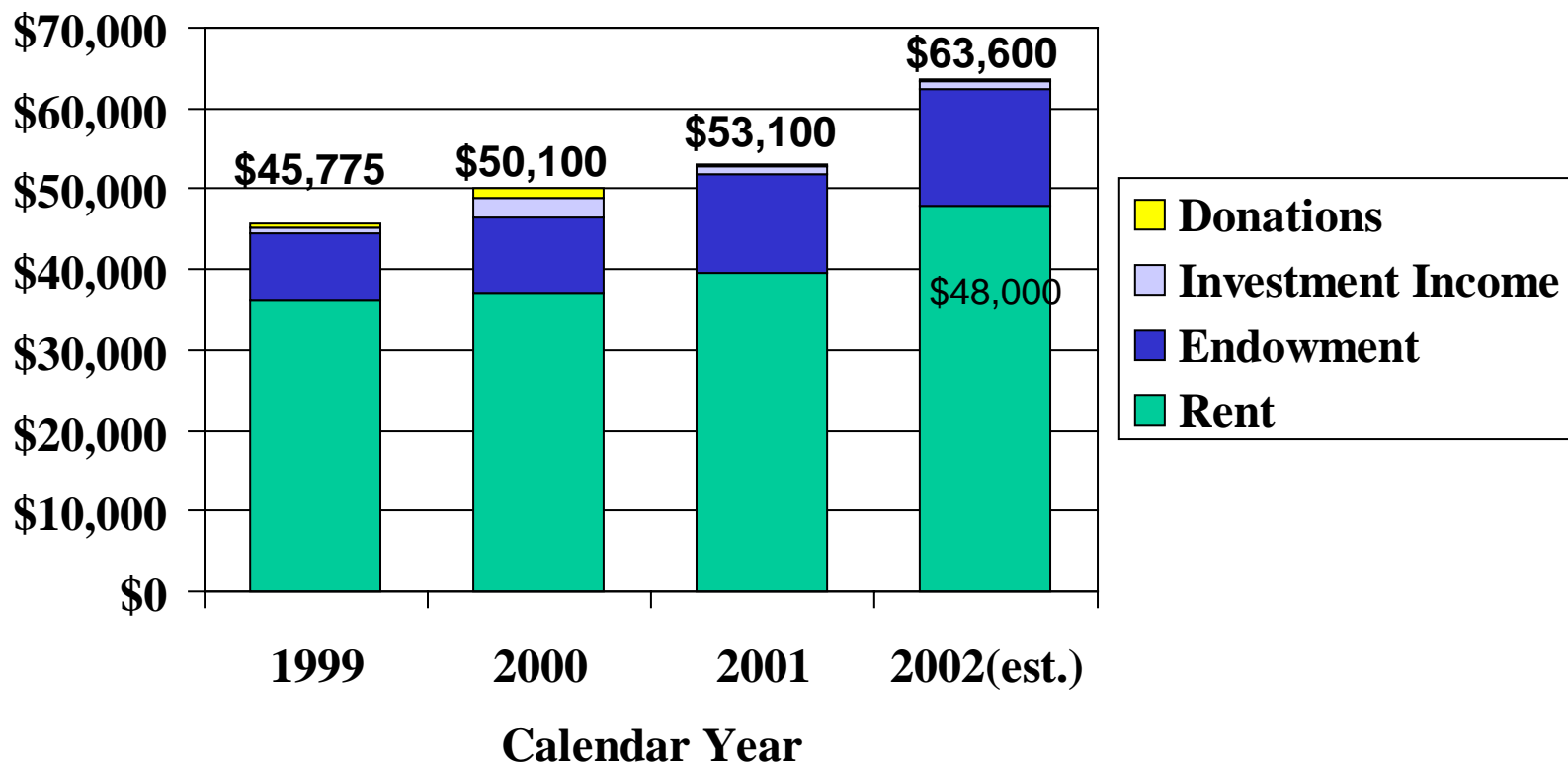
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House Corp. - Income



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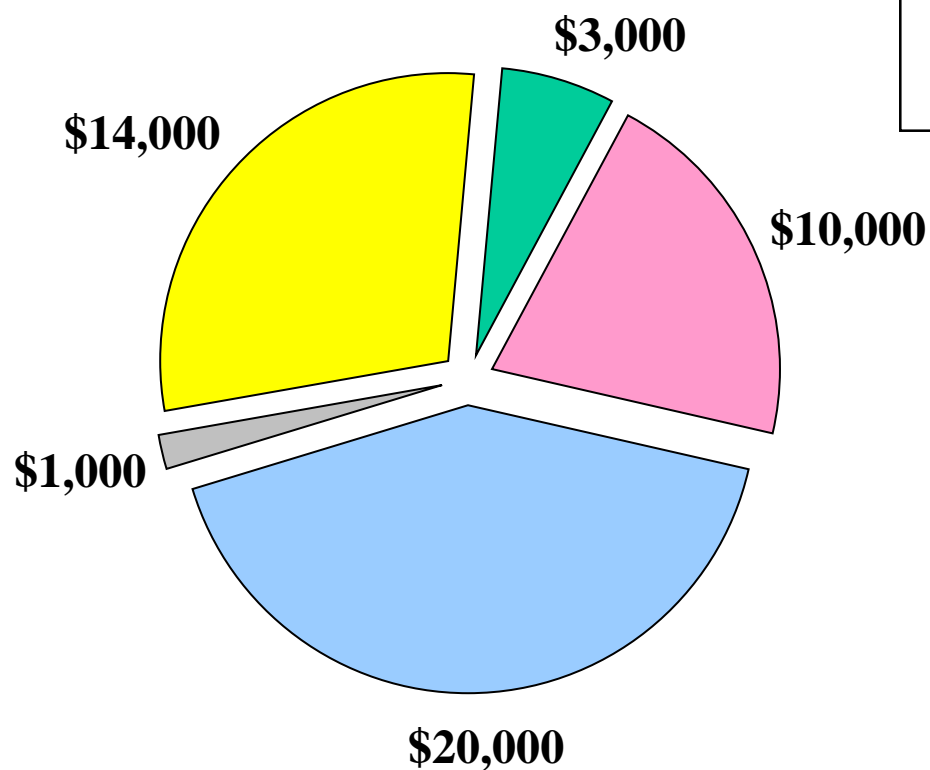
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House Corp. - Expenses

\$48,000 Annual Operating Budget



- Renovation
- Repairs
- Loan Payment
- Insurance & Taxes
- Misc.

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Chapter House – Future Ken Kayser



*The Grand Old Lady
needs your help!*

Under
Renovation

704 E. Main St., Flushing, Michigan

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Chapter House - Future

The *Grand Old Lady* is a high maintenance woman:

- *Her* skeletal structure is 70 + years old
- *Her* dining area and addition are 40 + years old
- *Her* monthly operating expenses already threaten competitive house bills

Her roof has sheltered over 1,000 brothers during the past 40 years.

Her warm architectural character is reflected in the character of the brotherhood.

Just like normal undergrads at any other university...
we lacked the foresight and responsibility to plan for *Her* future.

The *Grand Old Lady* provided well for us... but not us for *Her*!

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Chapter House - Future

Financial Outlook

Cash flow at a 40-50 person Chapter House with affordable house bills will only provide funding to maintain the current living conditions.

University students in the 21st century need a supportive learning domicile with a technological computer/internet based infrastructure to successfully meet today's challenging curricula.

Attractive accommodations, exceeding other available alternatives, is a prerequisite for future sustainability of successful rushes.

Zeta Theta's chapter house must not be allowed to physically or financially collapse!

Zeta Theta House Corporation is committed to restore the *Grand Old Lady* to her rightfully elegant glory...

Sig-nificant alumni support and funding is urgently needed...

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Chapter House - Future

How about a brand New Chapter House?

- Sigma Chi was offered first refusal to build a new Zeta Theta Chapter House “on KU campus site” in 1997-98.
- House Corporation performed a Pro vs. Con analysis:
\$1.5 - 2.0 million dollars cost estimate for a 50 person residence
Modern (Concrete Block) Construction lacks charm & character
704 E. Main @ limited down-payment, intrinsic land value only
- Management & Oversight of Chapter House would be shared with KU
- Fund Raising via Sigma Chi Alumni Brotherhood deemed unpopular, unpredictable and high risk with a potential large mortgage balance escalating House Bills beyond competition (Greek, KU or private)

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Chapter House - Future

House Corp Decision

Retain *Grand Old Lady* & develop fund raising/modernization plan

35th Anniversary Reunion Announcement - November '98

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Chapter House - Future

Phase 1

June 2000

- House Corp. acquired a \$75,000 mortgage for basic mechanical repairs to hold through the fund raising phases

A & B Section agreed to repay mortgage via House Bill increase

All repairs completed Spring 2002

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Chapter House - Future

Phase 2

June 2002

Begin Active Fund-Raising of \$300,000 required to finish the modernization by June 2005

Main House:

- Air Conditioning - Install High Velocity Flex Tube System to preserve architectural character - \$50,000
- Install Separate 2nd Electrical Service for Computer/Network “clean power” in every room - \$20,000

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Chapter House - Future

Phase 2 cont'd

Dining Area - \$130,000

- Raise to foundation, excavate and install drain tile
- Lay-up new Masonry ½ story end walls
- Frame 2" x 6" end walls at 2-story elevation
- Install open truss roof with skylights for natural lighting
- Skywalk from Main house to Addition 2nd floor

Addition - \$100,000

- Remove roof, Install new Roof Trusses at 1/1 pitch
- Install AC Air Handler in New Attic Space
- Replace T-10 Plywood Siding w/Concrete Stucco Style
- Replace Windows with Thermal Vinyl Clad
- Replace Insulation to current building code
- Complete Computer/Network "clean power"

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Chapter House - Future

Phase 3

Establish House Corp. Endowment

Alumni

- Fundraise an additional \$200,000 (minimum)
- Whereby annual interest will allow House Corp. to maintain the Chapter House avoiding repetitive deterioration.

Undergrads

- Contribute to the Endowment Fund via house bills to pay their fair share in lieu of future fund raising.

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Kettering –Sigma Chi Memorial Scholarship

- Purpose: to serve as a means of supporting students and promoting academic excellence in the life of Sigma Chi brothers at Kettering University
- Endowed through Kettering, Tax Deductible
- Awarded yearly to both A & B Sections, \$500 each
- Criteria: Scholarship, Good Standing, Activities, Need
- Review Committee: Alumni, Chapter Advisor, Financial Aid Director
- Next Phase: More awards, incl. incoming Freshman
- Corporate Matching Program – Use It
- Kettering will drive many campaign efforts

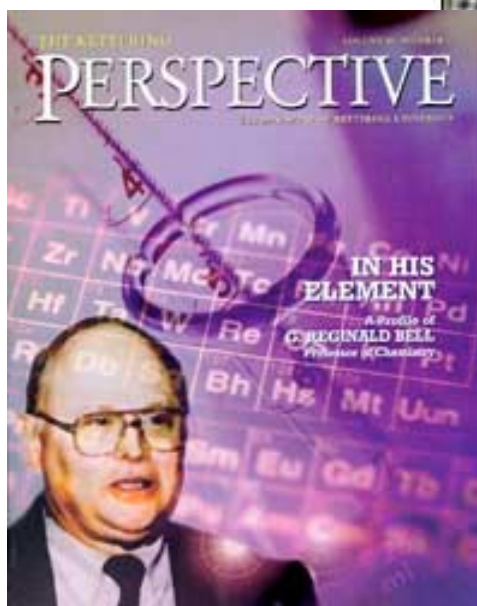
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Prof. Reggie Bell



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Closing Comments

- Level of Interest Survey
- Golf Outing, June 29 – Nick Frederick '00
- 40th Anniversary - 2003
- Update Your Profiles – www.sigmachigmi.com
- New Chapter Advisor – Tim Heyer, ZN '89
- Service Awards

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“Opportunities”

- Time
 - Mentor
 - Golf
 - Help Organize Activities
 - Attend a Chapter Meeting, Initiation
- Jobs
- Financial Resources (incl. Household stuff)

