



The Phi Kappa

Chapter of Alpha Chi Rho

News

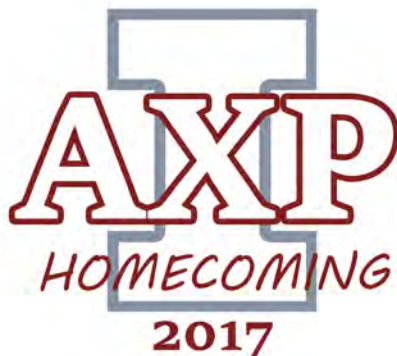
Homecoming 2017 - October 28

The Phi Kappa Building Association invites everyone to the chapter house for homecoming 2017 this Saturday, October 28. This year is a little different from years prior because the Chapter House is currently being used as an Airbnb this semester.

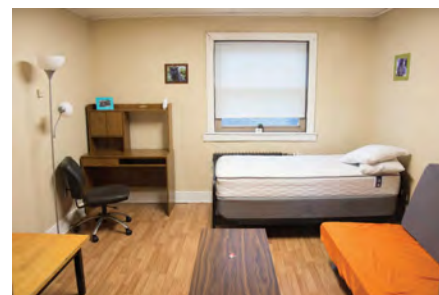
But don't let this discourage you from visiting the ole Chapter House during the homecoming celebration. The first floor and front lawn will still be available for all alums!

As the weather looks to be a little cold and the football team looks for a miracle against a good Wisconsin team, we invite any alums in town to stop by and see what our Airbnb looks like all while catching up with some of your fellow brothers.

We currently have a full booking for homecoming weekend, so we just ask that you be respectful and considerate to our guests. We look forward to seeing you at homecoming and GO ILLINI!



Phi Kappa House Transforms into Airbnb



With no undergrads living in the house this semester, the Phi Kappa Building Association looked for opportunities to keep the house from laying dormant and still have a form of income.

The result, an Airbnb where travelers can now rent out rooms inside the ole Chapter House for a fraction of the cost of local hotels.

Rooms start at \$40, and we already have a full booking for homecoming this year. Those interested in booking a night at the chapter house can book on the Airbnb website under '[Historical Manor located in Heart of Campus](#)' in Champaign IL.

The Daily Illini recently wrote a nice article about our new Airbnb:

What was once home to a fraternity brotherhood is now open for parents, alumni and other visitors to stay during their time on campus.

The former home of the Alpha Chi Rho fraternity has transformed into an Airbnb. Leslie Katherine Till and Matt Doyle, a couple who has worked with Airbnb for two years, are the co-hosts...[continue reading](#).

New Phi Kappa Building Association Board Members

Our Annual Phi Kappa Building Association meeting took place Sept. 23 and one item on the docket was election of new boards members. We welcome the new board:

BRAD LAPAYNE	LARRY JOHNSON
NEIL KILCOYNE	TIM BEXTEL
GARY SCHMITZ	ALEX KAY
JONATHAN LIPPNER	JASON LUKSIS

A special thank you to our retiring boards members for their service:

Sean Rohan | Andy Kosowsky | Carl Amrhein

Message from the President

Brad LaPayne, Phi Kappa Bldg Assoc. President

Over the last couple of years and now with the introduction of the new Airbnb at the Chapter House a lot of new changes have come about. We have been working very hard to get the House cleaned, fixed, and ready for guests to check in to the new Airbnb. New security lights have been installed in several places on the Chapter House and a modern digital surveillance system has also been recently installed. Last week the dining room tables were repaired and refinished and the 3rd floor hall, bedroom and Library with the wood floors were refinished as well.

A new insurance policy has been obtained for the Airbnb with the help of Al Reitz, who has been in the insurance business for around 50 years.

We now have nine rooms in rentable condition for the Airbnb. They are all rented this weekend (homecoming) and we have them booked in advance as far out as February 2nd. This leaves us with one to get ready for rental. We have done this without any marketing/promotion whatsoever other than putting the listing up on the Airbnb website.

Reservation activity has picked up a lot for the upcoming months. Not only have we had requests from individuals, but we are also now getting requests from groups. We had a chance at hosting the Iowa State cheerleaders for a hockey game but that fell through at the last moment. We are talking with a group of women who would stay in the house and prepare for a wedding. We are also speaking with an educational organization who would like to hold an executive conference at our Chapter House in early January.

We had a gentleman from Paris, France stay 3 nights last week and had a Chinese PhD candidate stay for several days as well while he was checking out the computer science department. This is picking up momentum and guess what, no problems.

I think we can make all the money we need to preserve the Chapter House, and this is something I would like to continue to run for a year or two. We have made a little over \$1,100 from September 29th to October 29th to date. There will likely be more bookings between now and the end of October and \$1100 is our portion of the sales.

The Airbnb will hopefully cover the major portion of our overhead, but we may still need moderate support from our alumni to help cover the rest. We have not collected dues in a long time, and I think this would be a good opportunity ask for your support and start collecting dues again. I have a couple of other income-producing opportunities that I'm exploring as well.

I believe that the Alpha Xi Delta lease on the Phi Kappa Sigma house (Skulls), is over in 2018 maybe we have a chance at getting them to move over. I am going to guess that we will need to spend tens of thousands of dollars to improve the kitchen to the point where it is usable and will pass a health inspection. We also have have thousands of dollars of work to do in the basement as well to make it usable space.

Airbnb Support (How Can You Help?)

If anyone has a 30 inch or larger flat screen TV that they would like to donate for a room at the Airbnb that would be greatly appreciated. We could also use a couple of queen-size headboards and a couple of twin size headboards if anyone has something like that lying around that they think would work for us. Please contact Brad LaPayne for donations:
brad@lapayne.com

More to Come...