



The Phi Kappa

Chapter of Alpha Chi Rho

December 2020

News

WE'RE COMING BACK

After sitting out a year due to the pandemic, the Crows are flying back to campus this fall and we can't wait to tell you all about it. We've got a great group of volunteers that have started working with the Re-chartering Initiative to get virtual and (eventually) in-person gatherings in place to keep everyone up to speed on the developing Chapter's progress. (Continued on page 4)



RE-CHARTERING MOMENTUM

We are excited to announce that the UIUC Board of Fraternity Affairs (BFA) has very recently approved Alpha Chi Rho's petition for permission to pursue the RSO registration process at the University of Illinois at Urbana-Champaign!! This approval lifts the revocation of recognition by the University and paves the way to allow Phi Kappa to begin recolonizing on the UIUC campus.

NEXT EVENT FOR ALUMNI

First 2021 Event: Trivia and Updates from the Volunteers

Please mark your calendars for Saturday, January 23rd at 4 pm Eastern. Phi Kappa will be hosting its first online Graduate Brother meeting. Make sure to have a cold one (or three) ready for an afternoon of AXP & U of I trivia and updates from the volunteers on campus, the national fraternity, and what's been going on at 311 E. Armory!

Phi Kappa News

Board Secures Low-Interest Government Loan

The Phi Kappa Building Association applied and received a low-interest SBA loan as a non-profit organization in April and was awarded 56K. This money is being considered an additional buffer against future lower rental income from DKE and to bridge any gaps in funding from now until the re-chartering is officially completed.

(Continued on page 5)

2019 BOARD ELECTION RESULTS

(5 Seats up for election in 2019)

Brad LaPayne, President

Jason Luksis, Treasurer

Tom Fifer, Secretary

Kevin Anetsberger – New Member

Randall Von Ryan – New Member

Returning board members

Tim Bextel, Vice-President

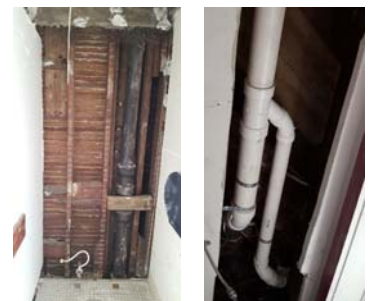
Gary Schmitz

Jon Lippner

Phi Kappa Chapter House Turns 100 Years Old in 2021, and so does the plumbing!

It's been an incredibly busy summer for Brad LaPayne and the board. It is not a glamorous topic but it is an important topic to discuss when the bathroom fixtures on the second-floor start leaking into the kitchen! The cast iron drain pipes had to be replaced after leaks began May 2020. After numerous investigative hours, the cast iron drain lines were replaced, structural and ceiling restored. Then days later, raw sewage backed up into the second-floor shower. The basement concrete floor had to be jackhammered out to facilitate replacing more drain lines. Nonetheless, water is flowing nice in the Alpha Chi Rho house now!

Brad managed the entire process with contractors and continued to show unwavering time commitment to the house and being on-site to oversee repairs and construction concerns as they arose throughout the summer. The board would like to formally thank Brad for his tireless efforts in managing these critical repairs.



Phi Kappa News

Leasing Update

DKE continues to be model tenants even during a pandemic. Unfortunately their numbers of available live-in students declined to only 12 for Fall semester 2020 due to Parent concerns about the Virus and social distancing needs for housing. Each student is getting their own room to reduce Covid exposure. This reduced AXP's net rental income from a pre-Covid estimate of \$56,500 for Fall Semester, down to approximately \$24,000 for Fall semester.

DKE has recently voiced their commitment to return to lease the house out for Spring semester starting January 15, 2021 with the same 12 guys until May 16, 2021. This should generate approximately \$30,000 in rental income and put us well above break-even costs for the year. A lease has been drafted and sent to DKE for signature.

The board is very satisfied with how DKE has treated the house to-date and we continue to have a constructive relationship with them in anticipation of increased occupancy for Fall 2021-Spring 2022 with the hopeful emergence of a successful vaccine.

Capital Improvement Phase 1

With confirmation of the Bob Weiss gift coming early summer 2020 the board was not able to implement phase 1 improvements this past summer. Several plumbing issues arose in the 2nd floor bathroom that required emergency repairs and oversight to re-route plumbing and retrofit existing lines from the 2nd floor bathroom to repair years of blockage and aging pipes. This work was completed in mid August 2020 in time for DKE to occupy the space for Fall Semester 2020.

Our focus now that plumbing issues have been solved is to plan out the phase 1 capital spend for Summer 2020 with the following improvements

- 1) New first floor patio doors – 1st floor French Doors are 30+ years old and in need of full replacement. This will significantly improve appearance and heating efficiency of the house for future generations
- 2) 3 New Rear Security Door Replacements - Rear Kitchen door, rear hallway door, and basement door all need modern security door and hardware upgrades
- 3) Phase 1 improvements to the 3rd floor dorm (Insulation, re-orientation of doors on north and south dorm rooms and electrical in the attic to eventually support phase 2 in another year of 3 new rooms in the former dorm area which will increase house capacity and leasing capacity to a more sustainable 20-25 live-in students
- 4) Water Tank replacements – Existing water tanks are 30+ years old and it is prudent to pro-actively replace these now instead of later on an emergency basis which is much more expensive and disruptive

* Bob Weiss's generous gift will make these needed improvements possible. Initial plan is for these to be done Summer of 2021 with Phase 2 improvements of the additional dorm rooms in summer of 2022

Phi Kappa News

PHI KAPPA RECHARTERING UPDATE – NOVEMBER 2020

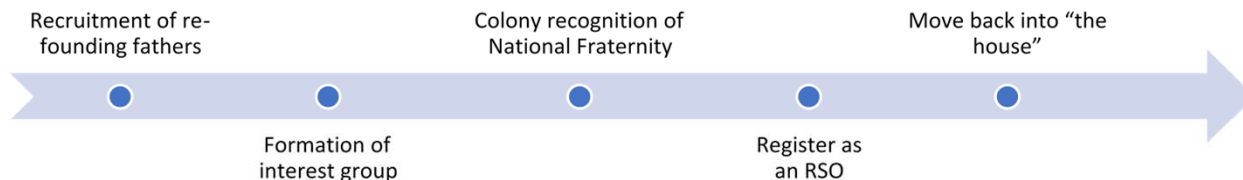
Since our last update the Rechartering Initiative has been hard at work preparing for the upcoming steps to return the Phi Kappa chapter back to campus. Six months ago, we received approval from the UIUC Board of Fraternity Affairs (BFA) for permission to pursue the RSO registration process at the University of Illinois at Urbana-Champaign in 2021. This was a critical and major achievement.

As we moved into the summer, our team began dealing with the uncertainty of what college life would be like when the fall semester came around. We began working on numerous scenarios to deal with this new campus life and ensure our recruiting effort would have the most impact. We also took these uncertain times to revamp our Rechartering Initiative into a Graduate Brother Board with the goal of uniting and serving all Phi Kappa brothers and creating better communications and a strong network. A lot of exciting things to come!

To that end, in addition to leading the effort on recolonization of the Phi Kappa chapter, we have also committed and aspire to increase engagement amongst our graduate brothers. We will be organizing regular alumni events, virtually for now and hopefully in person in the not too distant future. We will be sending frequent consistent communications together with the Building Association on a quarterly basis and engaging on our social media platforms (Facebook and LinkedIn). And finally, we will continue our search for re-founding fathers and interacting with other active fraternities and sororities to build a support network for our new undergraduate chapter and set them up for success.

Look out for more information and opportunities to help our cause in the coming months.

RECHARTERING PROCESS



*We are hopeful to have identified re-founding fathers to form our interest group by Fall 2021.

- (1) Recruitment of re-founding fathers, fundraising, alumni event(s) including homecoming planning, interviewing and hiring the National Expansion Consultant that will oversee the Chapter's formative year, and negotiating timeline and strategy with IFC will be the initial phase for the return to campus
- (2) Form the Interest Group, transition the Interest Group to a Colony recognized by the National Fraternity, develop the operations playbook for the Chapter, and recruit the initial class(es) of Brothers
- (3) Register as an RSO, transition the Colony to function under its own leadership, with the Expansion Consultant transitioning to an advisory/mentoring role, continue recruitment and Colony operations, petition the National Fraternity for Chapter status and the return of the Charter to Phi Kappa
- (4) Transition the Expansion Consultant off campus and the Phi Kappa Graduate Chapter into the advisory/mentoring role for the Chapter leaders, secure adequate interest in renting the Chapter house to the undergraduate Chapter members, and complete IFC's probationary period
- (5) Move back into 311 E. Armory Ave and continue building on the revitalized Phi Kappa legacy!

Phi Kappa News

Phi Kappa Building Association
Financial Summary - Fiscal Year Ended 8/31/2020

Balance Sheet / Reconciliation of Net Assets

	8/31/2018	8/31/2019	8/31/2020
Assets			
Cash - Chase Operating	7,794	68,372	150,943
Cash - Chase Centennial	1,908	-	-
Cash - Hickory Point Bank	17,936	13,891	16,072
Cash - Paypal (AirBnb receipts in transit)	6,466	-	-
Property & Improvements - 311 E. Armory	1,530,600	1,530,600	1,530,600
Land - 311 E. Armory	114,000	114,000	114,000
Accumulated Depreciation	(588,634)	(644,293)	(699,952)
Total Assets	1,090,070	1,082,570	1,111,663
Liabilities			
Hickory Point - Note Payable	(140,519)	(134,584)	(113,411)
Cleaning & Security Deposit - DKE Undergraduates	(16,500)	(18,235)	(9,860)
Note Payable - SBA	-	-	(57,300)
Property Tax - Second Installment in Transit 8/31/2020	-	-	(13,217)
Net Assets	933,051	929,750	917,875

Income Statement / Statement of Revenue & Expenses

	8/31/2018	8/31/2019	8/31/2020
Alumni Contribution	6,080	6,000	6,816
Rental Income - Phi Kappa Undergraduates	-	-	-
Rental Income - AirBnb	21,466	-	-
Rental Income - DKE Undergraduates	12,650	113,150	101,182
Property Insurance Proceeds	-	-	4,922
Total Revenue	40,196	119,150	112,920
Fundraising / Alumni Event Expenses	-	254	-
Interest Expense	6,326	6,673	6,646
Maintenance & Repairs	6,571	7,255	12,347
Property Management & Direct Labor	-	7,572	4,692
Real Estate Taxes	25,954	26,038	26,437
Property & Liability Insurance	14,965	11,635	12,104
Alarm Service & Equipment Maintenance	1,156	3,308	2,840
Recycling	158	390	298
Water / Sewage	497	763	594
Security Personnel	-	-	-
SPGH Dues	300	150	150
Filing Fees & Bank Charges	24	212	160
Landscaping	604	587	1,150
LegacyFi Rent Processing & Credit Card Fees	-	1,670	1,178
Annual Meeting Travel Reimbursement - National President	-	-	372
Other Expenses	140	287	169
Total Cash Expenses	56,695	66,793	69,136
Cash - Net Revenue / (Loss)	(16,499)	52,358	43,784
Other Expenses - Depreciation	55,659	55,659	55,659
Net Revenue / (Loss)	(72,158)	(3,301)	(11,875)

Phi Kappa News

- We want to send a special thank you to the Phi Kappa Re-chartering Initiative team, and everyone else who supported them, for the hard work it took to get us one step closer to bringing Phi Kappa back to the Illinois campus!
- The Phi Kappa Re-chartering Initiative team is comprised of:
 - Brian Schmidt (class of 2009) – President & National Fraternity Relations
 - Kevin Anetsberger (class of 1984) – Vice President & Building Association Relations
 - Dale Marquart (class of 1982) – Secretary/Treasurer
 - Andy Kosowsky (class of 1987) – External Relations & Alumni Events
 - Matthew Reardon (class of 2016) – University & Undergraduate Chapter Relations
 - Robert “Phish” Bartlett (class of 2005) – Communications & Alumni Relations
 - Shane McGoey (class of 1988, IUP, Zeta Phi Chapter) – Phi Kappa Crow Coach

The Next Steps

- Phi Kappa must work with Fraternity & Sorority Affairs and the Interfraternity Council on a specific timeline for initial organization recruitment and RSO registration.

Phi Kappa News

Our previous timeline had to be pushed back 1 year due to Covid-19.
Please see revised timeline :

Spring & Summer 2021 – Recruitment of re-founding fathers, fundraising, alumni event & homecoming planning, interviewing & hiring the National Expansion Consultant that will oversee the Chapter's formative year, negotiating timeline and strategy with IFC

Fall 2021 – Form the Interest Group, transition the Interest Group to a Colony recognized by the National Fraternity, develop the operations playbook for the Chapter, recruit the initial class(es) of Brothers

Spring 2022/Summer 2022 – Register as an RSO, transition the Colony to function under its own leadership, with the Expansion Consultant transitioning to an advisory/mentoring role, continue recruitment and Colony operations, petition the National Fraternity for Chapter status and the return of the Charter to Phi Kappa

Fall 2022/Spring 2023 – Transition the Expansion Consultant off campus and the Phi Kappa Graduate Chapter into the advisory/mentoring role for the Chapter leaders, secure adequate interest in renting the Chapter house to the undergraduate Chapter members, complete IFC's probationary period

Fall 2023 – Move back into 311 E. Armory Ave and continue building on the revitalized Phi Kappa legacy! **You can help!**

We want to maintain momentum... and there is more than enough work to go around! If you are interested in having fun and supporting our Re-chartering effort, contact Brian Schmidt at bschmid3@gmail.com.

We also are looking for current and future students attending the UIUC campus who possess the qualities of a Phi Kappa brother who could be part of our founding class. If you know of anyone, please let us know!

Phi Kappa Chapter Charity Donations are being accepted at the following address:

**Alpha Chi Rho - Phi Kappa Chapter,
PO Box 103, Westmont, IL 60559**