



CHI

AGITATOR

CHI CHAPTER OF KAPPA SIGMA • PURDUE UNIVERSITY • FALL 2007



CHI CHAPTER *HOUSE REPORT*

When we began planning the re-emergence of Kappa Sigma at Purdue in 1999, part of the plan was to create a unique chapter house that would attract the best young men on campus as brothers. Our new and remodeled building plus a considerable amount of alumni support (alumni advisors, house board, and education foundation) have helped to make Chi, once again, one of the top houses on campus in every way. While the “business” methods we are now employing for running the chapter house have helped keep the house in great condition, Chi’s real success has been the active chapter’s new sense of brotherhood and purpose due in large part to the mutual respect and support from the active brothers who live in and use the house.

The design objectives for the new Chi chapter house included expanding the house’s size while retaining the overall look of the original structures (built in the 1920s and 1960s). Functional layouts and new building systems were included that make Chi the largest, most comfortable, and safest fraternity house on campus.

The new 24,250 square foot house now accommodates 79 brothers in a variety of study room types (from suites to singles). Some of the features included in the new house are heating and air conditioning that is individually controlled in each room, a fire sprinkler and life safety system for the entire building, a large capacity central computer network system, spaces for social and educational functions of all types, and the place just plain looks good!

Keeping the house in first-class condition is everyone’s goal - actives and alums alike. Therefore, regular maintenance and capital improvements are always ongoing. The active brothers have already completed several major proj-



The Chi Chapter Educational Foundation Board of Trustees met in Chicago on October 9, 2007. The Chi Foundation has continued to support Chi’s undergraduate brothers through scholarships and educational grants.

Pictured from left to right:

Front Row: **PWGM Lloyd Zickert '45, Andy Anderson '45, Bob Sorensen '60**
Back Row: **Mike Griffin '90, Matt Brozovic '82**

ects (such as improvements to the basement area and the extraordinary house computer network system). Repairs of “accidents” or damage during the year are completed, as necessary, as part of active brother damage deposits.

The regular cleaning and maintenance work plus other capital improvements that were completed this past summer cost a total of \$140,000. The extra improvements completed this summer included repainting the entire house, purchasing new hall carpeting, adding wood flooring to the 3rd floor function room, purchasing new chairs for the dining room, purchasing new couches for the upstairs common spaces, installing new electric heaters in all of the stairways, repairing the dining room wood floor, installing a new exhaust system in the basement function room, and a variety of other smaller repairs and improvements. All of this work was completed and supervised by

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Grand Procurator:

Adam Harker '06

Grand Master of Ceremonies:

Joseph Barnes '05

Grand Scribe:

Nicholas Nondorf '05

Grand Treasurer:

Adam Krupa '05

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Scott French '81

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Directors:

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EDUCATIONAL FOUNDATION

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Byron "Andy" Anderson '45

Treasurer:

Mike Griffin '90

Secretary:

Matt Brozovic '82

Trustee:

Bob Sorensen '60

CHI CHAPTER'S

HABITAT HOUSE

At the end of the year in 2006, Chi Chapter decided that it wanted to do more for the community. After contacting the West Lafayette branch of Habitat for Humanity, it was decided that Chi would raise the funds, and with the manpower of its undergraduates, build a Habitat House for a family in the area.

On August 22, 2007, Chi broke ground on the house at 3227 Townsend in West Lafayette. The local Fox News affiliate was there to cover and assist the chapter in breaking ground on this large project. Over the next two months, the undergraduates worked hard to raise the frame, roof, side, and finish the rest of West Lafayette's 150th Habitat for Humanity house. The chapter also worked to raise the \$40,000 needed to build a house, and to-date the chapter has nearly met this goal.

On November 3rd, after 72 days of hard work, the Chi Chapter attended the grand opening of its Habitat House. In attendance were three assistant deans from Purdue's Dean of Students' Office, the president of the Interfraternity Council, Indiana State Representative Sheila Klinker, and Bob Sorensen '60, a proud alumnus of the chapter.

Thanks to Chi's efforts, the Chavez family was able to begin their lives in a brand new home. Chi has continued its recognition on campus, not only as a chapter which does great things, but as a chapter which gives back to the community.

CHI CHAPTER HOUSE REPORT CONTINUED

two active brothers, Nate Nowak '04 and Craig Huston '05. Also, a very large amount of electrical work was donated again this summer by a special brother who owns an electrical contracting company in Indiana.

Some of the future capital improvement "wish list items" that will require significant donations include: a balcony/game space above the 3rd floor function room, remodeling and upgrading the house kitchen and food storage spaces, installing remote video cameras on the exterior of the house, installing a decorative masonry screen around the equipment situated in front of the house, installing hardwood floors in the study area hallways and commons spaces, architectural upgrades in the older building areas, and 20 or more other incidental improvements that will make the house even better.

The brothers of Chi are back and we're proud!



State of the Chapter

The state of Chi Chapter can best be described by the Kappa Sigma national awards it has won, as well as the accomplishments it has achieved over the past year. Chi Chapter is now a proud chapter to stand among the elite chapters who have won the Founders' Circle Award, and success has surely attended all efforts. At a current status of 145 undergraduate brothers, Chi is at the largest membership ever to start a school year.

This Fall 2007 semester, Chi had over 200 men preview the chapter and its house; this is over 20% of all Purdue men who participated in fall rush. The most astonishing point to note is that Purdue University participates in informal rush; Chi Chapter dominated Purdue's campus in getting the word out about our chapter.

Chi Chapter officially pledged 40 men during the rush period. This was one of the largest classes on campus and far above the Fall 2007 average size of 19 men. One of the most impressive pledge classes to-date, the Sigma pledge class of Chi Chapter has been given the goal of a 3.0 GPA during the fall semester.

Chi has proven to be a fraternity that not only garners social growth, but most importantly, academic success. Our graduating alumni over the last two years have had 100% job placement within three months of graduation. Chi Chapter is one of only two chapters on-campus to be above the All-Campus average every semester for the past five semesters. Three brand new computers, a high-speed wireless internet system, and an internal file server that allows brothers to digitally store class files have taken the chapter to a new level of efficiency and modernization.

Our chapter will again attain 100% ritual proficiency this fall and hopes to see several brothers attain a Master of the Ritual rating. Chi Chapter not only stresses this importance through its by-laws, through its leader-

ship, but also through an incentive and award system.

This year Chi has proven to be not only an elite philanthropic house on campus, but one to be proud of nation-wide. On November 3rd, Chi participated in the grand opening of the West Lafayette branch of Habitat for Humanity's 150th house built. Chi Chapter, with the help of family and alumni and the hard work of its undergraduate brothers, has raised \$40,000 and build a house for a young family in the community. This project has become the third largest philanthropy on campus and the only one done with the hard work of a single student organization. This December we look forward to holding the Fourth Annual Kappa Sigma Christmas Party and touching the lives of underprivileged children in the community. Chi hopes to reach its high goal of raising over \$70,000 this year for the community surrounding our university.

Chi was once described as a crouching tiger ready to pounce - a chapter with the talent and ability to become an elite fraternity on Purdue's campus. I am proud to say that we are now a lion, the king of the jungle. Chi is now the premier fraternity in the premier Greek system in the nation. Chi's success is not only an acclamation of the hard work and never take "no" for an answer approach that makes it so great, Chi is a proclamation to the fraternal world. Chi is a proclamation that Kappa Sigma will dominate on a campus where the pride-and-joy chapters of individual fraternities exist. Chi will never rest contentedly.

A.E.K.Δ.B.,

Andrew L. Branum '05
Grand Master



GLIMPSES OF HOMECOMING

2007 Chi Chapter Homecoming Photos!



ANNUAL MAINTENANCE & MAJOR IMPROVEMENTS

Fall 2007

There are four categories of expenditures for maintaining and improving the Chi Chapter house.

The first expenditures are the routine, annual, “incidental” maintenance costs that are dealt with and paid for throughout the school year from the House Association’s annual operating budget. The second are the planned annual maintenance and repair of the facility which are also included in the House Association’s annual budget. The third are the list of major improvements (Chi’s “Wish List”) that require special funding and would enhance the house’s overall function and appeal. The fourth are the long term major equipment and material replacements that are part of replacing the elements of the house that will deteriorate with age.

The House Association is attempting to plan for all of these costs using both operating funds and special funds. During the summer of 2007, a total of \$140,000 was spent cleaning, repairing, and improving the Chi Chapter house.

The following is a list of the general planned annual maintenance and repair (“Summer Fix-up”) activities and costs that will be completed every summer or at the frequency listed, and the approximate annual cost of each:

- \$20,000 - Annual thorough cleaning of the entire chapter house.
- \$12,000 - General annual repairs and replacements.
- \$20,000 - Painting one entire floor each year beginning in the summer of 2009.
- \$4,000 - Replace some of the common space furniture each year beginning in 2009.

The “major improvements” and the approximate costs for each that will require special funding include:

- \$10,000 - Exhaust fans for the basement function space and the attic space.
- \$18,000 - Upgrade the thermostat and overall function of the HVAC systems for the house and individual study rooms.
- \$30,000 - Enhance landscaping in front of the house and the addition of an automatic irrigation system.
- \$10,000 - Install a high-definition, closed-circuit TV system on the entire perimeter of the house.
- \$20,000 - Install special hardwood flooring (“lamine” material with lower noise level) in all study room hallways. Maintaining carpet is at best, difficult.
- \$75,000 - Expand the 3rd floor Great Room with a balcony at the west wall and a game/study area above the sturdy rooms to the west.
- \$35,000 - General building and equipment improvements to the basement function space and hallways.
- \$8,000 - Replace the washers and dryers in the 2nd and 3rd floor laundry rooms with larger heavy-duty commercial units that would be free to the brothers.
- \$9,000 - Purchase new dining room tables.
- \$150,000 - Rehab the kitchen and kitchen equipment (some of which is 50+ years old).
- \$18,000 - Incidental professional decorating and furnishing accents.
- \$30,000 - Build a masonry screen wall around the mechanical/electrical equipment in front of the house.
- \$2,500,000 to \$3,500,000 - A special situation that is worth discussing is the purchase of the apartment building behind the house or across the street to expand the capacity for live-in brothers. The current house is fully occupied by 79 to 80 brothers. The active chapter will include up to 150 members by next fall and expects to maintain this number for the foreseeable future.

A list of the general “long-term major equipment and materials replacements” and the approximate year when the work will be required would include the following. It should be noted that this is not a complete list and that the timing and cost for these replacements will change over time.

- \$8,000 - Refinish the entire dining room hardwood floor (around 2010).
- \$100,000 - Replace fan coil units in study rooms and elsewhere in the house (starting in 2011).
- \$25,000 - Repave the back and side parking lots (around 2011).
- \$200,000 - Retrofit common and study room bathrooms (around 2012).
- \$50,000 - Repair, retube, and replace hot water heaters, boilers, and circulating pumps (beginning in 2013).
- \$175,000 - Replace carpet and VCT throughout the entire house (around 2014).
- \$65,000 - Repair, patch, and paint the exterior of the house (starting in 2014).
- \$75,000 - Re-roof the house including gutters and downspouts (around 2020).
- And more!

FINANCIAL CONDITION REPORT

The House Association Board is pleased to report that with 79 brothers living in the house this school year, we will have the funds available to meet the expenses of those brothers living at Chi Chapter.

However, due to diminished alumni financial support, we are facing challenges with our ability to fund alumni and parent communications, homecoming activities, and the chapter house building improvements needed for us to stay competitive with other fraternities.

As of August 1, 2007, the first mortgage had a balance of \$944,343. The interest rate is 6.5% and is due January 28, 2009. Our second note has a balance of \$276,888, as of August 1st. It has an interest rate equal to 4.0% and is due July 28, 2010.

We currently making quarterly payments of \$37,500 towards these notes. Occasionally, an alumnus will make a donation earmarked specifically for debt reduction. We increase the quarterly payment by that donation. Thanks to all of you who have made such a contribution!

The following is a summary of the chapter house actual results for the 2006 - 2007 school year and the budget for the 2007 - 2008 school year. The fiscal year for the chapter is June 1st through May 31st.

	Actual 2006 - 2007	Budget 2007 - 2008
Room, Board, and Other Fees	548,293	619,545
Less: Operating Expenses	200,015	318,442
Less: Food Service Expenses	135,625	157,800
Net Income	212,653	143,303
Less: Capital Expenditures	2,937	20,000
Less: Debt Service	162,000	162,000
Net Cash Flow	47,716	(38,697)



The 2007 - 2008 operating expense budget includes \$110,000 that was spent this summer on many needed repairs to the chapter house. Last year's positive cash flow will help offset this year's potential net cash flow loss.



MEMBERS OF THE HERITAGE SOCIETY

Make A Difference!

Graduates, parents, and undergraduates give to the Chi Chapter of Kappa Sigma Educational Foundation in many ways: cash, securities, property, and planned gifts. While the gifts may come in different forms, the reason each person chooses to make that contribution is the same. Kappa Sigma has made a lasting difference in their lives or in the lives of someone they care about.

For some of these individuals, the fraternity became a home away from home. In others, the fraternity helped develop the leadership, organizational, and social skills that have benefited them throughout their lives. Perhaps a member helped them deal with a very difficult time in their life. Still others feel the chapter made a lasting impact on their son. Whatever the reason, we know it is because overall, Kappa Sigma has made a positive difference in their lives.

People reflect on their estate plans, wills, and financial assets for many reasons. Often they are prompted to do so by their accountant or attorney as they have children that need to be planned for. Many reach middle-age or later and decide it's time to take a crack at planning for that unfortunate date in the future.

Frequently, people decide to include charities in their plans because they don't have heirs who need to inherit their assets, or at least not all their assets. They understand their tax situation can improve by bequeathing a portion of their estate to a charity. Some decide they want at least a portion of their accumulated wealth to support organizations they value the most, and in many cases that organization is Kappa Sigma.

You can help support the educational and housing needs of the chapter by making an estate gift of any size. The Foundation asks that you discuss your charitable intentions with the potential executors of your estate to ensure that your final wishes are honored. We also would appreciate notification of your wishes so that we can recognize you as a member of the Heritage Society (we can keep that in confidence if you wish), and we can make appropriate plans for future.

For more information, please contact:

Matt Noble '84 (Gamma-Rho, Arizona)
President, Fraternity Management Group

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The Chi Chapter would like to recognize and thank **HERSCHELL SANDERSON '24**, **DICK FREEMAN '47**, and **JOE HARSHMAN '48**, for being part of the Heritage Society. Their support has made a difference!

2008 Hall of Fame



The Chi Chapter Hall of Fame will be inducting new brothers **MARCH 1, 2008**. Save the date and keep your eyes out for more information. If you would like to nominate a deserving Chi alumnus to be inducted this spring, you can do so on the web at www.ChiKappaSigma.org, or contact Craig Lowden of FMG. He can be reached at 800.228.7326 or at Craig.Lowden@FMGTucson.com

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ALUMNI UPDATES

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Joel G. Bates '53

Joel graduated in 1956. He is living in Houston, Texas with his wife, Dee, and has three children, Greg, Colin, and Allison. He has retired as the vice president of ExxonMobil Power Investment Co., Inc

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Leonard A. Magazine '61

Lenny graduated in 1964. He is the owner and publisher of Real Estats in Battle Ground, Washington. Lenny is married to his wife Susan and has two adult children, Rick and Shari.

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Jim Anderson '63

Jim graduated in 1967. He is the president of Forms Plus, Inc. and is living in Duluth, Georgia. He has a wife, Karen, and a son, Ryan, who is currently attending Purdue.

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Jim Zeitler '65

Jim graduated in 1969. He is living in Henderson, Nevada with his wife, Ginny, and has three adult children, Kristin, Matt, and Ryan.

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John W. Prentice '66

John graduated in 1969. He is living in Indianapolis, Indiana with his wife Cheryl and has two adult children, Cara and Matthew. John is the president of Prentice Consulting, Inc.

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Steven E. Springer '67

Steve graduated in 1970. He is a senior partner at Kightlinger & Gray in Indianapolis, Indiana. Steve is married to his wife, Judy, and has two children, Cindy and Clay.

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J. M. "Zach" Zachary '67

Zach graduated in 1971. He is married to his wife, Cynthia, and has two grown sons, Jim and Kevin. Zach is working for Tompkins Associates and is the senior vice president of Ports and Maritime.

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Ben Wilson '79

Ben graduated in 1982. He is living in Highland Heights, Ohio with his wife, Karen. They have three children: Mark, Clare, and Martin. Ben is the sales manager at PSC, Inc.

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ALUMNI UPDATES

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Chris Monzel '87

Chris graduated in 1990. He is living in Cincinnati, Ohio with his wife, Jana, and three children, Mary Grace (10), Jacob (7), and Andrew (3). Chris is the business program manager for Repair Engineering at General Electric.

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Scott Fairfield '87

Scott graduated in 1991. He is the senior programmer analyst at SCRUM Master. Scott is living in Crestwood, Kentucky with his wife, Cheryl, and two children, Matthew (15) and Jacob (13).

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David Narducci '89

Dave graduated in 1992. He is an engineer at Anspach. He is married to his wife, Traci, and has two daughters, Sydney (9) and Cameron (6).

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Timothy Spencer '94

Tim graduated in 1998. He is living in Arlington, Vermont and is a forestry technician with the U.S. Forest Service.

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Nicholas D. Harsany '95

Nick graduated in 2000. He is currently living in Denver, Colorado and is a mechanic at Thyssen Krupp Elevator.
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Jason Little Owl '00

Jason graduated in 2004. He is currently living in Bakersfield, California where he works for the United States Army as an OIC training soldiers to go to Iraq or Afghanistan.

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Vince Shissler '00

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Bryan Searcy '01

Bryan graduated in 2005. He is currently living in Naperville, Illinois with his wife, Kate. Bryan is an athletic trainer at AthletiCo.

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Michael Muehring '03

Mike graduated in 2006. He is currently living in Arlington, Virginia where he is a production supervisor for Ryan Homes.

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