



The Iotian

September 2017

Alpha Iota of Chi Psi at the University of Wisconsin, Madison

▶ Letter from the #1

Brothers,

Summer break has now come to a close and school will be starting again here on September 5th. I myself just moved back into the Lodge last weekend and am especially excited to be back with all my brothers.

Rush has already begun with our first events being held the first week of September. Throughout the whole month of rush, we will have a total of six events. We will have a pig roast, Sunday football viewing, wings at State Street Brats, a grill out at the Lodge, our night of sophistication (cigars and poker) and finally we will end rush with a group trip to the comedy club on State Street. I expect this to be a great rush for us, just as it has been for the last couple of years.

Many of you know, that the 176th convention was held this year at Rollins College in Florida. Iota had four active brothers in attendance, including myself. There we stayed in the dorms which provided us the amazing opportunity of meeting brothers from around the country. I had an amazing time at Rollins and am extremely excited to attend convention again this summer when we host in Madison. I look forward to seeing many of you here!



The Alpha Iota undergraduate delegates to the 177th Chi Psi National Convention, John Winston I'19 #2, Jess Albers I'19 #1, Michael Tobin I'19 (regional representative) and Daire Dolan I'18 #4.

I am also very proud to say that Iota won three awards at convention. Iota was first awarded the community service award which was much due to our participation in HUMO throughout the last year. In fact, we placed first in HUMO in terms of our quality of performance and the amount of money we raised with our partners Delta Tau Delta and Kappa Alpha Theta. In addition, the community service award we won the Financial honor roll award for our timeliness in payment of fees to the central office. The third and most important award we received was a nomination to win the Thayer Trophy! Unfortunately, we did not win but we were still immensely honored to be nominated and we hope to improve and win it this upcoming summer!

If any of you find yourselves in Madison for whatever reason, please feel free to swing by! We would love to meet you!

YITB,
Jess Albers, I'19, #1

▶ This Issue

Letter from the #1

Second Century Campaign

Join us for Tailgate Receptions This Fall

Second Century Campaign and Alumni Events

The Lodge @ 150 Iota Court: A Viable Building for the Future

Alpha Iota's Second Century Campaign Endow the Lodge, Invest in Our Future.

▶ Message from ICPA President

As I embark upon a new role within our alumni group, I wanted to take the chance to outline a few priorities I see for the Iota Court Preservation association over the remainder of this year and into 2018.

My first priority is making sure we are able to reach out to every living alumnus and can provide meaningful updates on how things are going at the Lodge. We began this journey by pulling together a variety of different e-mail lists and declared one single contact list as the master. We need to continue to improve that list so we developed a tree of individuals who can help us reach out to their class mates to ensure they are hearing from us on a regular basis. In the coming months, we will be reaching out to move that forward. We have already implemented a shift in our communications strategy from semi-annual newsletters to more frequent snippets of updates using Constant Contact. This reduces our production burden while creating content that is more digestible in today's mobile environment. Thank you to John Horneck and Nick Najjar who have helped us transition to using our Constant Contact model. If you are not receiving those updates, please e-mail me or Nick Najjar to be added to the e-mail list.

Another top priority is closing out our Second Century Campaign. We have secured enough pledges to retire the debt and want to complete remaining fundraising and celebrate a successful conclusion to campaign 2018 National Convention. That said, we only heard from about 10% of our alumni, and I want to make sure everyone has had a chance to participate in the fundraiser. Once we have been able to finalize our contact list, we will shift all efforts to ensure participation from everyone who would like to join us. Thank you so much to those of you who

have been instrumental in getting the campaign going and helping us retire the debt. For everyone else, please look to those brothers as role models and consider the legacy you would like to leave for future generations. We would love to have more participation in this campaign.

After the debt is retired, we need to establish a proactive building renovation/restoration schedule. It has been 16 years now since the completion of the most recent renovation and with the heavy traffic a building like the Lodge gets, we need to be thinking about preventive measures so we can avoid expensive "one-time" renovations. This can be avoided with proactive maintenance and a proactive schedule to keep the building modernized and refreshed. To do this, we will form of a maintenance committee to prioritize the work needed to the building and coordinate with reputable contractors to get the work done.

Lastly, I want to help ensure a successful 2018 Chi Psi National Convention. Drew Eschweiler I'06 has taken charge with heading up arrangements and coordination with the central office. The National Convention will coincide with the 140th anniversary of the Lodge and the retirement of the debt so it is important to ensure this momentous occasion allows Alpha Iota to be a showcase for the Chi Psi brotherhood. Look forward to upcoming communication with further details.

With these activities over the next 18 months, we will have our hands full but we are well supported by our alumni group and I thank everyone for their ongoing support, participation, and engagement.

YITB,
John Frymark I'05

Join us for Tailgate Receptions This Fall



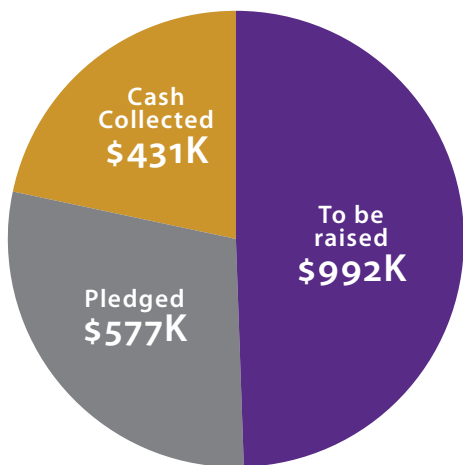
All alumni are welcome to visit the Lodge during home football games this fall. Receptions will be held for 3 hours following 11 AM games and 3 hours prior to any afternoon/evening games. Specific times will be sent out via email the week prior to any home game. Please RSVP with the #1 Jess Albers at jalberz1234@gmail.com if you plan to attend.

Second Century Campaign and Alumni Events

Second Century Campaign: Sprint to the Finish

On July 22, 2017 over 20 Alpha Iota alumni and undergraduates met to discuss the future of the Lodge, and how to coincide the successful completion of our Second Century Campaign with our hosting of Chi Psi's National Convention in 2018. We have over half of our goal pledged or collected to date and thanks to help of class chairman volunteers will be working diligently to meet our goal in the next year. Only 10% of our living alumni account for our progress thus far, so our original stated goal is still well within reach! A thank you to all alumni who have contributed to date, as well as those who have volunteered their time to support the campaign.

Alpha Iota Second Century Campaign Status Campaign Goal \$2 Million



Please see above for an update to on the status of our Second Century Campaign. For more information or to contribute to the Second Century Campaign please contact John Frymark, jfrymark@gmail.com, 312-231-8754.

Iota Golf Outing 2017

A special thank you to the 40 alumni and undergraduate Brothers who gathered in Madison on July 8th, making this year's golf outing the best attended in recent memory. We look forward to seeing even more next year, and will schedule the event as part of the weekend's activities for the National Convention.



Brothers Steve Kuzminski, Dave Sargent, Mike Allen and Micah Wickersheim wrapping up their round. Special thanks to Steve Kuzminski, I'08 for the photograph.

Chi Psi National Convention Returning to Madison in 2018

Alpha Iota will celebrate its 140th anniversary by hosting Chi Psi's 177th Annual Convention on campus at the University of Wisconsin - Madison for the first time since the 1970's.

We'll be hosting the convention from **July 25th - 29th** and encourage you to mark your calendar early for the event.

Convention business as well as social events will be held primarily at the Lodge, Memorial Union, and Edgewater Hotel - three distinct venues known to all Iotians. Please consider attending and assisting with planning the event. If you have any questions about the weekend or are interested in helping organize please reach out to host committee chairman Drew Eschweiler drew.eschweiler@gmail.com

To join our email list to receive the latest news and updates, please provide your email address to Holly Champagne at holly@strigenz.com



The Iotian



Alpha Iota of Chi Psi at the University of Wisconsin, Madison

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The Lodge @ 150 Iota Court: A Viable Building for the Future

Dear Brothers:

From time-to-time, we receive feedback from fellow Alumni regarding whether the existing Lodge at 150 Iota Court is a viable building for the future because of its age. This is a consideration that the officers and directors of the WACP and ICPA along with experts in various fields revisit with some regularity.

Here is a brief list of the reasons that lead us to conclude that the Lodge at 150 Iota Court is the best bet for the future of Alpha Iota:

- We hired a noted architectural firm before the significant turn of the century renovation and considered the viability of the building and multiple other options. What was ultimately delivered was a Building Master Plan for renovation of the existing site and building to make it functionally relevant and keep it that way for the next 75 years.
- Location, location, and then location. Our lakefront property, on the horseshoe bay that includes Memorial Union and the Red Gym and is two blocks from State Street and three blocks from campus, is a rare property.
- The building is a contributing property on the National Register of Historic Places, State of Wisconsin Register of Historic Places, and City of Madison Landmark #84. The building cannot be leveled by us or any potential buyer.
- The big upside of being a registered historic building and landmark is that all contributions to the Iota Court Preservation Association are tax deductible for our alumni, friends and family. Additionally, 501(c)3 status exempts us from sales tax for construction materials and the like.

- The new Theta Chi house on Langdon is the best comparable for what it would cost to scrap and build a new fraternity house. Theta Chi spent \$3.8M on demolition and construction. This total cost number would be 3 to 4 times more than the amount of capital we are currently seeking to raise for the 75 year plan on the existing building and property.
- Historically, Lodge maintenance and capital expenses reflect peaks and valleys caused by reactive spending due primarily to a lack of consistent funding to support disciplined spending on periodic and preventative maintenance. Achieving our current campaign goals and establishing a sizeable endowment fund will enable our organization to conduct more rigorous and regular maintenance.
- Our Lodge was rated one of the most impressive fraternity houses in the United States, and the 2nd most impressive in the Big Ten – simply said it is an irreplaceable, one of a kind building.
- Finally, a lot of brilliant and successful Lodgers have weighed in on and invested \$1.3M through the current capital campaign on the Strategic Plan and Building Master Plan we are executing on for the building and property that has been our Lodge for over 100 years.

We welcome different points of view; particularly from our Brothers with some expertise to lend, so please do not hesitate to share your feedback and support and feel free to contact me directly.

YITB,
John E. Horneck, President,
Wisconsin Association of Chi Psi
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Lake Geneva Meeting Takeaways 22 July 2017

Campaign Status

- Use of Proceeds
 - Complete Master Plan capital projects
 - Establish a long-term capital endowment
 - Retire remaining debt
- Action Items
 - Confirm contact info for all 1,000 alumni
 - Make peer-to-peer contact with alumni

Active Brotherhood Status

- Active and growing Greek Membership at the University of Wisconsin
- Currently 86 Active Lodgers returning for Fall 2017 semester
- Highest Fraternity GPA on Campus
- Good standing with IFC and University; active in IFC business
- Competing with luxury student commercial housing and handful of newly built or remodeled fraternity housing

Upcoming Capital Requirements

In support of hosting the 2018 Chi Psi National convention in Madison, WI, we are looking to have the Lodge in the best possible condition including completion of the last 3 projects on property and building Master Plan as follows:

Replace & Upgrade Heating System: New in-floor radiant heat for the living quarters and repair & upgrade existing system for rest of Lodge, which would allow zoning for every room.

Complete Back Landscaping: A properly landscaped and terraced back yard is essential to ensuring the hill doesn't erode to a point of being of concern to the structure. A master plan was developed and the top level of the terrace was completed but the rest needs to be done.

Complete 4th Floor Renovations: A plan exists to complete renovations of the 4th floor including study carrels, a conference room, trophy room, and the Alpha Room.