



Theta Chi FRATERNITY

Phi Chapter centennial 2017

1,400 living alumni & undergraduates

NDSU's largest men's fraternity
with 76 members

Active in 65 campus groups
2013 Mr. North Dakota State
2010, 2013 Greek Man of the Year

Top 5 among NDSU fraternities
for hours contributed to
community service and GPA

Recipient of 12 Alter Awards
for chapter excellence — the most
of 134 Theta Chi chapters

1934, 1941, 2011, 2013
Reginald E.F. Colley Award –
highest undergraduate honors



HONORING THE HOUSE THAT BROTHERHOOD BUILT

The state of our brotherhood at North Dakota State University is rock-solid. Our undergraduates are performing at their peak both inside and outside the classroom. On the brink of our centennial anniversary in 2017, focus has turned toward 1307 University Drive. While our distinctive chapter home is still a beacon for brotherhood and a beloved university landmark, it's becoming increasingly clear that our chapter home can no longer provide for the key needs of today's students – including safety. The number of brothers choosing to live at the chapter house is decreasing despite inexpensive rent. This hurts our bottom-line, and threatens our recruitment program. In recent years NDSU and local developers have invested millions in student housing on and off campus, and three of our best fraternal

competitors have fully renovated their facilities. After 85-years of service, the time to invest in Phi is now!

Plans are on the drawing board to ensure that Phi remains safe, sound and competitive well into the future. Overseen by the Housing Corporation, Alumni Council and building sub-committee, design objectives include:

1. Improve life/safety features and complete comprehensive upgrades to meet building codes, protecting our brothers' lives and property.
2. Create market competitive and financially sustainable student housing that preserves the historic integrity of our chapter home.
3. Increase space per man, study space, and technology integration to make our home the best choice for top prospects and their parents.



"Although some minor remodeling has taken place, the facility is largely unchanged from its original construction 85 years ago. While still proud and historic, it perhaps goes without saying that the house needs substantial remodeling, modernization and fire and life safety upgrades."

—Dr. Dean L. Bresciani,
NDSU President



Phi is one of eight chapters nationwide to receive a 2012/2013 Randall Award for initiating 25 or more brothers during the past academic year. Phi also received a Chapter Achievement Award for demonstrating substantial success, progress, and improvement in chapter operations. From (l-r) Phi/ North Dakota State, Kennesaw State, Central Florida, Arizona, Miami (OH), Drake University and Executive Director Mike Mayer.

FACT: CHAPTER HOUSE IMPACTS RECRUITMENT



Young men and their parents consider the following in choosing a fraternity:

- Housing
- GPA
- Campus involvement & reputation
- Chapter size
- Values & character
- Fees, meal plan, time commitment
- Career benefit

"We have the people and the spirit, but our home needs updating."

—Dan Kvasnicka '11

"As the wife of a Theta Chi, I also had 3 boys live at the house in the late 90s. Safety and security were concerns even then. Having a good study area was important to my sons. They had to leave the house to get work done."

—Sharon Miller

\$1.9 MILLION PROJECT

Upgrade all systems to provide efficient, dependable and safe operation including: an automatic fire suppression system, HVAC, mechanical components, and IT facilities.

Upgrade the building envelope to protect the overall structure from ground water, preserve its historical aesthetics, and enhance thermal efficiency.

Remodel interior spaces such as the kitchen, public spaces, and study rooms to conform to current/anticipated needs and desires of students.

Establish a maintenance endowment fund to assist with future building improvements.



A stair tower would replace the fire escape to the north, enabling easy access for fire prevention systems to upper floors.

FEATURES

Preliminary drawings have been developed by architect YHR Partners using student, alumni & parent input.

- Expansion of kitchen
- Creation of additional storage
- New restroom facilities
- Improved drainage and waterproofing
- Creation of ground floor, accessible living quarters with bath
- Creation of study room/meeting space in former trophy room
- Relocation of laundry from lower floor to 2nd and 3rd floors
- Reconfiguration of rooms to increase space per man and study space; inclusion of dedicated study room on each floor
- Creation of recreation room



BUILDING OUR FUTURE TOGETHER

"I know the house is not the brotherhood, like the building is not the church. But the Theta Chi house represents our connection to the past, and the great traditions and relationships that have been established. It's our touchstone."

—Bob Stein '69



In 2012, the Alumni Council and an 11-man steering committee thoroughly investigated the comprehensive renovation of our 13,000 square foot home. YHR Partners, a local architectural firm, was contracted to develop preliminary designs with input from alumni, undergraduate members and parents. These designs were personally reviewed by 38 Phi alumni. Their response

was overwhelmingly positive and there was strong consensus that our chapter house must be renovated soon to maintain our leadership role on campus and to protect the lives of our undergraduate members. In 2013, a campaign committee led by Rick Buresh '71 was formed to implement a capital campaign to fund the proposed \$1.9 million project. Members include:

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Roger Gjellstad '72	rgjellstad@yahoo.com	(701) 628-2934
Dave Hynek '68	dave.hynek@hotmail.com	(701) 755-3372
Glen Masset '89	glenmasset@att.net	(501) 830-3356
Jeff McInnes '76	jmcinnes@rrv.net	(701) 430-0844
Dave Miller '71	dcmiller@srt.com	(701) 721-4414
Bob Stein '69	steinrc@hotmail.com	(701) 730-8785
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Mark Williamson '88	mwilliamson@minnkota.com	(701) 330-7016
Kyle Blake '89	kyle.blake.mn@gmail.com	(701) 399-9564

Alumni Council:

Daniel Adamietz '11	Daniel.adamietz31@hotmail.com	(218) 371-0838
Dennis Agnew '99	dennis.agnew@doosan.com	(701) 527-0483
Jason Gates '02	jgates97@gmail.com	(701) 367-0471
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Kyle Kemmet '98	kylekemmet@hotmail.com	(701) 214-7943
Cory Loveless '12	cory.loveless@gmail.com	(701) 330-9890
Ben Buresh '06	ben.buresh@gmail.com	(701) 446-7005

My years at Theta Chi were the best ever. The friends made then are still my best friends today; we all stay in touch. I want to help future generations experience the great brotherhood that I did.

— Roger Gjellstad '72



"There is strong consensus among actives and alumni that



our storied chapter house is in need of serious updating. Despite our best efforts, time has taken its toll on the house. It is time for us all to consider the impact that Phi Chapter has had on our personal and professional development and to help raise the funds needed to restore the house to its former glory. Nearly a century ago some visionary Phi founders thought big and "paid it forward" to build the grand house of which we are all so fond and proud. We are now in that same position to fund the restoration and improvement to the house needed to carry Phi opportunities and traditions to brothers for the next 100 years. We hope we can count on your generous support and participation as you reflect on what Theta Chi has meant to you and your family."

— Rick Buresh '71

PUNCH LIST

- Life/safety enhancements including sprinklers for fire prevention
- Waterproof basement; improve overall site drainage
- Upgrade and modernize study areas, and main floor public spaces
- Room upgrades on the 2nd and 3rd floors
- Improve 1st floor accessibility
- Kitchen renovation

1,400 LIVING MEMBERS WITH RESPONSIBILITY

To successfully renovate, the fraternity will need the broad based financial support of all alumni. Phi Chapter will partner with the Fargo-Moorhead Area Foundation (FMAF) to provide alumni with tax deductible benefits. Although all gifts directed to FMAF will support the chapter, the IRS restricts the availability of these funds on an annual basis. This delay in reimbursing the chapter increases financing costs. Direct giving to the fraternity allows donor contributions to be used immediately to offset project expenses. Donations of commodities and appreciated securities, although not tax deductible, may still have significant tax benefits for donors. All gifts are appreciated, and naming opportunities at the chapter house are available for gifts greater than \$25,000.

NUMEROUS DONOR BENEFITS TO CONSIDER

- Pledge over 5-years or make a gift now
- Make a cash donation, a gift of commodities or appreciated securities
- Tax deductible giving is available, but direct gifts to the chapter can be used immediately
- Gifts can be made by credit card
- Corporate matching gifts can be accepted
- All gifts will be formally acknowledged on a donor roster and wall display at the chapter house. Room naming opportunities are also available.

For more information on the Phi Now Campaign, contact any member of the Campaign Committee or Jennifer Noble, Campaign Coordinator at 217-840-9684 or jen@ivypartners.com.

GIFTS NEEDED FOR SUCCESS

NAMING OPPORTUNITY	GIFT PER YEAR FOR 5 YEARS	TOTAL GIFT	# DONORS NEEDED
Yes	\$50,000	\$250,000	1
Yes	\$20,000	\$100,000	2
Yes	\$10,000	\$50,000	6
Yes	\$5,000	\$25,000	12
	\$2,000	\$10,000	30
	\$1,000	\$5,000	50
	\$200	\$1,000	175
	\$100	\$500	100
	\$20	\$100	MANY

POSITIONING PHI AS THE OBVIOUS CHOICE

Phi needs safe, secure and enhanced living conditions now to maintain its competitive advantage. An investment in the bricks and mortar today is an investment in the future fraternity to ensure our proud legacy of leadership continues at NDSU. Please consider how you can become meaningfully involved in this important project.

TO LEARN MORE ABOUT PHI CHAPTER AT NDSU GO TO: PHIONLINE.ORG



"I am excited and honored to be a

part of this drive to secure another century of Phi Chapter, and I look forward to seeing our great traditions carried on. My hope is that should I be fortunate enough to have my sons go to NDSU; that they will see 1307 N. University as the place to be."

— Kyle Kemmet '98