



Indiana Chi Phi Alumni Association

8777 Purdue Rd. Ste. 231
Indianapolis, IN 46268

May 10, 2008

Directors and Officers

Kevin Gfell, President
6250 McKinley Court
Indianapolis, IN 46254
317-727-7409
kevgfell@hotmail.com

Dan Bowden, Treasurer
9407 Shoal Creek Lane
Brownsburg, IN 46112-8635
317-852-2322
dbowden@talktotucker.com

Tom Walls, Secretary
6824 Hazelett Road
Fort Wayne, IN 46835
260-486-2609
northwins@aol.com

Bill Brockmann, Director
1127 Ridgewood Drive
Bluffton, IN 46714
260-824-4982
billbrockmann@adamswells.com

Bill Montgomery, Director
P.O. Box 312
Brook, IN 47922
219-275-3878
service@800gogifts.com

Ben Schmidt, Director
105-A East Sixth St.
Bloomington, IN 47408
773-251-0894
benschmidt13@yahoo.com

Jeremiah White, Director
309 W 99th Street Apt 7D
New York, NY 10025
812-320-0017
jeremiah.white@fortis.com

Ken Marshall, Chapter Alpha
1400 N. Jordan Avenue
Bloomington, IN 47406
574-210-2081
kedmarshall@indiana.edu

Dear Brothers of Iota Delta,

The year 2008 marks 50 years since Chi Phi was founded at Indiana University. While other fraternities have come and gone, Chi Phi has endured, through the respect, Brotherhood, financial support, and hard work of more Brothers than I can credit here.

Despite the historic triumph of adding a long-dreamed wing to the Chi Phi house in 2007, and vast improvement in alumni communication since 2002 using digital technology, the past twelve months have been some of the most difficult in our 50 year history. While our situation remains far from ideal, we have secured enough positive assurances to be confident in a bright future and continued existence of Iota Delta. In short, there remains much to celebrate at our 50th Anniversary celebration this fall.

In his farewell letter in the summer of 2006, after four years as President of the Alumni Board, Bill Brockmann '66 highlighted the challenges Iota Delta has faced over the last few years — including the growing threat from chronically low recruitment. Bill wrote, "In the event that the Chapter fails to break-even next year, we will be forced to rent our facility the following year..."

In that next 2006-2007 school year, and again in 2007-2008, the chapter continued to come up drastically short in recruitment. Rather than make the heartbreaking decision to rent the house with new wing completion on the horizon, the Board sought to give the undergraduates every opportunity to succeed that was financially possible. In each of those years, the Board authorized the continued subsidy of the Chapter operating budget. In addition, in both the spring and fall of 2007, we were forced to deal with substantial amounts of unpaid house bill income. Among other things, this prevented further print publication. By this winter our funds were exhausted.

With only 25 Iota Delta members/pledges committed to live-in next year, the Board made the difficult decision to rent the chapter house next year to another fraternity, Phi Kappa Sigma, so that we can have adequate funds to satisfy mortgage payments, and other debt services, and avoid foreclosure. We are now cleaning up the aftermath with the bank and contractors related to the wing, to whom we are in arrears such that judgments and foreclosure proceedings have been pursued. There remains a minimal, but real possibility that we could lose the property. However, we appear to have positioned ourselves well to avoid that, and are in the process of finalizing agreements for indemnity and defense of such actions going forward.

There are many examples of the light of Iota Delta already beginning to shine brighter through these difficult times. Despite knowing the house would be rented, three young Chi Phi's qualified for the Little 500 race. After frank Alumni discussions, the undergrads have voted to keep an active chapter in operation off-campus while the house is leased. They will partner with the Alumni Board in conducting a joint membership review that will likely occur this fall, possibly with assistance from the



national office. The goal is to assure that remaining members are committed to advancing Chi Phi ideals through this challenging time without living in the house. Without mortgage pressure, quality and commitment will be bigger rush and organizational factors. For those unaware, fraternities without chapter houses are now not uncommon. There are currently about six such chapters at IU, including Alpha Sigma Phi, Sigma Alpha Epsilon and KDR.

In addition to the lease commitment we have secured other agreements that should facilitate Chi Phi building some capital and making headway on debt from the wing. If all goes well, Chi Phi will retain ownership and control over the house, with the opportunity to re-inhabit the building after two years if the membership and financial backing to meet our debt obligations is sufficient. Furthermore, a rejuvenated group of younger Alumni, led by Andrew Stone '99, is pursuing the potential of forming a Housing Corporation through which Iota Delta Alumni can be directly invested in the ownership of the house outright and manage its operations going forward. The group recently started a project blog, which you can access at indianachiphi.com.

Finally, our 50th Anniversary celebration is going forward as planned for the weekend of September 26-28, 2008. We have secured the right to use the new wing of the chapter house on September 27th. Also, a block of hotel rooms for our Alumni are reserved at the Indiana Memorial Union for that weekend. These rooms are on a first come-first serve basis. Our larger formal events will be at the Union. Keep your eyes and ears open for more information on the 50th soon. We apologize for being out of touch in the past year, but the workload has been great in a very challenging time. We will be relying on electronic communication for the time being, so your contact information is vital. If possible, we do want to return to print publication as well. But that requires your financial support and your accurate information on file. Please always notify the Board of changes in your contact information.

I have been unexpectedly thrust into the position of President of the Alumni Board during this difficult time. I am eternally and fraternally thankful to all of the remaining members of our committed Alumni Board for their selfless commitment of time, effort, expertise, blood, sweat and tears on behalf of the fraternity. I also thank all of you Undergraduate and Alumni Brothers who plan to continue to support Iota Delta through these difficult times in any way possible, be it by joining us at the 50th or donating of your time, expertise or money. I continue to believe that, "When I put forth my best effort and combine that with the strength of my brothers, we can achieve the victory of continual existence." Now more than ever the strength of all of our Brothers is needed to achieve that victory.

We are again this year asking for your annual dues support and any additional donations you are willing to make in these tightest of financial times. Over the years, the chapter and alumni association have been blessed with key leaders at pivotal moments when courage and judgment have been needed to keep our Brotherhood as a living lifelong network. Your dues help pay for newsletters, database maintenance, and vital alumni communication. This is more important now than ever, as this mailing would not have gone out but for the generous personal donations of Bill Brockmann '66 and Tom Walls '72. Also, please feel free to contact any of us on the Board to learn more background and information about our current situation or how you can best serve the fraternity at this time.

Fraternally,



Kevin Gfell, President

