

Always Our
HOME

ALPHA EPSILON OF CHI PSI
RE-FOUNDING CAPITAL CAMPAIGN



Alpha Epsilon of Chi Psi
University of Michigan



Case for Support

In 2016, Alpha Epsilon was placed in dormant status due to challenges with the Active Brothers that the alumni, the Central Office and the Epsilon Trustee Corporation could not resolve. Since then, supportive alumni have studied the causes, considered alternatives and prepared a re-founding plan that is designed to renew Alpha Epsilon as a place where young men at the University of Michigan can mature into Chi Psi gentlemen. The Lodge can again be the place where the fortunate few can truly forsake the throng, but for that to happen we need your financial help. We are asking all of our Epsilon alumni to support our re-founding effort in order to ensure that the unique character and way of life we all knew at 620 S. State Street can be reborn for a new generation of undergraduates, and put on a footing that will maintain it in perpetuity.

As we forge ahead with the re-founding of Alpha Epsilon, it's time to fulfill our shared responsibility to form a fraternity for a new era and assure that it continues to thrive for the next hundred years and beyond. To meet this objective, the Alpha Epsilon of Chi Psi Re-Founding Capital Campaign has two critical areas of focus:

- Upgrades to the Lodge that will maintain and enhance its historic living spaces while providing modern academic and gathering spaces, to be enjoyed by both undergraduates and alumni.
- Recapitalization of the Epsilon Educational Endowment to make the Chi Psi experience available through scholarships to Brothers for whom it is financially out of reach.

As you read more about this important project, recall your own experience and consider how you can help to pay it forward to future generations.

THE LODGE: A HOME FOR LIFE

The unique tight-knit residential and social experience provided by the Lodge gave us the comfort and sanctuary of a home while simultaneously securing our place—as individuals and as a fraternity—within the larger Michigan community. This connection to the Lodge and to campus extends beyond graduation, giving alumni a place to which they can always come home.

The cornerstone of the undergraduate experience at the Alpha is the Lodge itself: Brothers working together and honing their leadership and social skills to create, sustain and enjoy a safe, comfortable, well-run home. As such, undergraduate management of this invaluable asset requires consistency and leadership that can only be achieved through a personal commitment by Brothers to reside at the Lodge for most, if not all, of their years at Michigan.

The commitment to the Lodge is enduring. As Actives, we benefited from previous generations who worked to leave the property better than they found it. Now is our opportunity to take our place in Alpha Epsilon history by preparing the Lodge for new generations of successful men.

The main and upper floors of the Lodge are a living monument to Alpha Epsilon's history. This pristine and historic space deserves to be preserved and protected from the wear-and-tear of daily fraternity life and social gatherings. At the same time, the Lodge must be welcoming and comfortable for its residents and guests alike. Many of the Lodge's building systems are worn, with some dating back to 1915. These systems need a thorough overhaul, the most important of which is the complete replacement of the current boiler and heating system to accommodate modern and efficient heating and cooling.

The residential options available to today's college students include spacious, modern facilities and countless amenities. In keeping with what some of our other Alphas have done, upgrades to the spacious and underutilized basement of the Lodge can serve two purposes for undergraduate living: helping to preserve the historic main floor spaces; and providing space needed for academic collaboration, fitness, laundry and social gatherings. In addition, these upgrades present an opportunity to create a home for alumni to return to the Lodge for football Saturdays, reunions and other meaningful events.

Together, we can make this vision for the Lodge a reality.

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**ALPHA EPSILON
OF CHI PSI**

Re-Founding
Capital Campaign
Committee

CO-CHAIRS

Verne G. Istock, E'62
Chi Psi Fraternity

**Richard R. Burns,
E'68**
Chi Psi Educational Trust

**David M. Di Rita,
E'86**
Epsilon Trustee
Corporation

COMMITTEE MEMBERS

Steve L. Crow, E'79
Chi Psi Educational Trust

Brian T. Heil, E'80
Epsilon Trustee
Corporation

**Dennis G. Miriani,
E'87**
Alumni Advisory Board

**Bradley R. Plymale,
E'90**
Epsilon Trustee
Corporation

**James R. Van Dyke,
E'01**
Epsilon Educational
Endowment Chair -
Spencer Properties

**Steve A. Starnes,
E'01**
Epsilon Educational
Endowment

THE EPSILON ENDOWMENT: SETTING THE STANDARD

For nearly all of its 173 years at Michigan, Chi Psi set the standard for the fraternity experience. The unprecedented decision to place Alpha Epsilon into dormancy, however painful, was necessary to assure that this standard did not deteriorate permanently. As we re-found and re-establish undergraduate activities at the Lodge, it will be with confidence that the national traditions of Chi Psi and the local traditions of the Alpha will be protected and preserved.

Chi Psi's identity is built on a foundation of mutual respect, responsibility, and true devotion to the traditions of Brotherhood. We expect these ideals to be embraced entirely by every initiate. Building an Active Brotherhood that reinforces these ideals is even more challenging in a culture that grows more focused on individual and instant gratification. Our re-founding plan is designed to encourage the Actives to balance the Brotherhood with the individual and build an enduring Chi Psi at Michigan.

Recruiting and retaining the best young men into the new Alpha—men of high intellect, mature bearing, and of course, gentlemanly behavior—will be a key factor in its success. A substantial endowment will make it possible to offer meaningful scholarships for educational programs and for undergraduate Brothers who might otherwise not be able to afford the Chi Psi experience. At the same time, scholarships can offer a recruiting advantage to the Lodge and will permanently wed the notion of membership in Chi Psi to the principle of the in-Lodge experience in which our alumni fervently believe.

LIVING OUR IDEALS AS ALUMNI BROTHERS

As leaders and standard-bearers, we can make the goals of this capital campaign a reality and set the stage for generations to come. Together, we can truly institutionalize the Chi Psi experience at Michigan by providing the resources not only to fortify our home at the Lodge, but also to generate scholarships and ongoing support for the undergraduate Brothers.

“Chi Psi permanently linked me to the University in a way I never expected. It gave me a home there for life, and most importantly it connected me to an ever-growing circle of men whom I have had the honor to call my Brothers for my entire life.” - David Di Rita

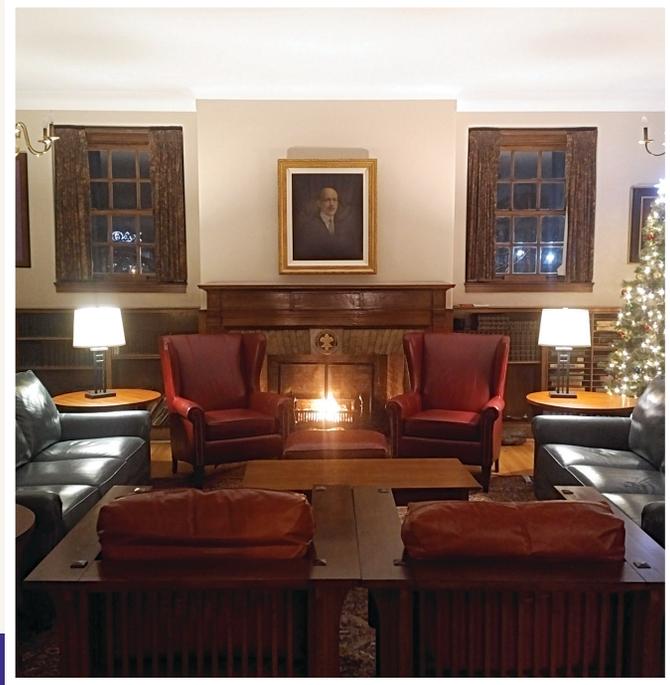
If these words ring true, now is the time to reaffirm your commitment to Alpha Epsilon.



GIVING PYRAMID



GOAL: \$2,000,000



The pyramid represents the typical donor/dollar breakout of a \$2 million capital campaign project, not limitations on gift amounts or donor participation.

Campaign Goal: \$2 million

Epsilon Endowment recapitalization & scholarship program	\$500,000
Retirement of current debt related to recent renovations	\$475,000
Investment in re-founding	\$200,000

**The following Lodge improvements are in addition to the significant work completed during dormancy.*

Lodge Capital Improvements

Basement renovations (social and academic spaces)	\$250,000
Modernization of heating and cooling	\$250,000
Sleeping room and common area furnishings	\$100,000
Roof, chimney and foundation repairs	\$50,000
Plumbing and sewer repairs	\$50,000
Security cameras, electronic key entry	\$30,000
Upgrades to fire alarm	\$25,000
Bathroom repairs and upgrades	\$25,000
Commercial kitchen upgrades	\$25,000
Common area/stairwell flooring	\$20,000