

Always Our
HOME

ALPHA EPSILON OF CHI PSI
RE-FOUNDING CAPITAL CAMPAIGN



Alpha Epsilon of Chi Psi
University of Michigan



Case for Support

Most of us who joined Alpha Epsilon of Chi Psi would agree that our years at the Lodge made us the men we are today. Now, with the re-founding of Alpha Epsilon underway, it's time for those of us who owe so much of who we are to our years at 620 S. State Street to play a meaningful role in shaping the future of the fraternity and the lives of new generations of Chi Psis.

Over the last several months, a core group of your fellow alumni has been working with one another and the Chi Psi central office in Nashville to craft a plan for the re-birth of Alpha Epsilon at the University of Michigan and a strategy for ensuring the long-term success of this effort. By now you have received a number of communications on this effort, which are available online at alphaepsilonofchipsi.com. In summary, in order for us to achieve our shared goal of both re-founding the fraternity and ensuring that the circumstances that led to the Alpha's dormancy in 2016 never repeat themselves the Alpha Epsilon of Chi Psi Re-Founding Capital Campaign has been formed with two critical areas of focus:

- Substantial upgrades to the Lodge that will maintain and enhance its historic living spaces while providing modern academic and gathering spaces, as well as much-needed upgrades to mechanical and life-safety systems, so that the Lodge can be enjoyed by both undergraduates and alumni well into the 21st Century.
- 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, and to provide ongoing financial support to the educational activities at the Lodge.

As you read more about this important initiative, recall your own experience and consider how you can help to pay it forward for the future of the fraternity.



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

LODGE RENOVATIONS

There are several long-overdue building system replacements and upgrades planned for the coming year, including:

- The complete replacement of the Lodge's current steam heating infrastructure with a modern forced-air system to provide both heating and cooling to the building;
- Replacement and repairs to the plumbing and electrical systems including upgrades to electrical power, safety systems, storm, and sanitary sewer systems;
- Further enhancements to the sleeping rooms including updated furnishings, closet storage systems, and lighting;
- Repairs to structural elements, including the front porch, chimneys, and foundation.

While these improvements will enhance the basic functionality of the Lodge for our undergraduate Brothers, perhaps the most exciting plans for the future of 620 South State Street lie beneath the surface - literally. For years, the basement of the Lodge has been a hodge-podge of hallways, storage spaces, and under-utilized common areas. The removal of the overhead piping that serves the current radiator steam system is making possible a dramatic re-imagining of this space to create a modern grouping of study, social, and gathering rooms, which will provide our Brothers the opportunity to come together on a daily basis. The centerpiece of this plan, pictured above, is the "Founders Room." This flexible gathering space is designed as an homage to "David's Cottage," Chi Psi's storied first Lodge located at today's Forest Hills Cemetery.

DAVID'S COTTAGE



FOUNDERS ROOM ~ VIEW 1



FOUNDERS ROOM ~ VIEW 2



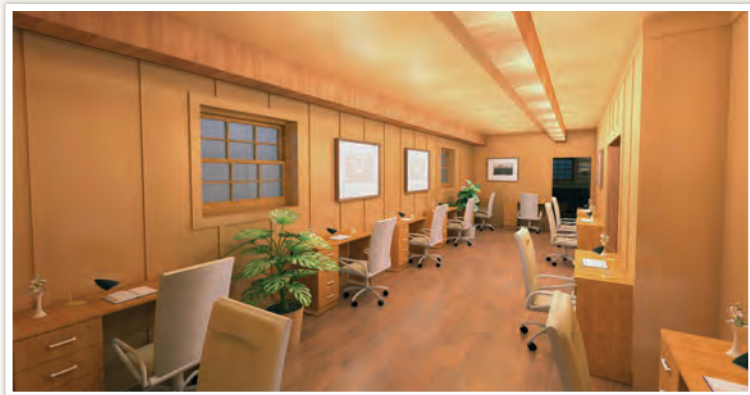
FOUNDERS ROOM ~ VIEW 3

In addition to a comfortable place to watch the Game or simply hang out, the Founders Room will provide a suitable location within the building for social and alumni events, and will be connected directly to our historic Tap Room, which will feature a fully restored Pretzel Bell bar. Immediately adjacent to the Founders Room will be two, large study areas, one designed for group study and another laid out for individual work. All of these areas will take advantage of the ample natural light and high ceilings that are currently hidden beneath the dropped ceilings and walls of the lower level. In addition, improvements will include modern restrooms and laundry facilities.

These exciting plans are being developed by Ann Arbor architect and Brother Dwight Herdrich, E'84, with the enthusiastic input of our Re-Founding Class of undergraduates. Subject to achieving our fundraising goals, the Corporation plans to begin the foregoing projects with the installation of the new heating and cooling system in time for the re-activation of Alpha Epsilon and the move-in of our newly initiated Brothers in the Fall of '22.



STUDYLOUNGE ~ VIEW 1



STUDY ROOM ~ VIEW 1



STUDYLOUNGE ~ VIEW 2

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 respect, responsibility, and true devotion to the collective needs of the Brotherhood. These same ideals form the basis of every lifelong Chi Psi friendship and must be embraced entirely by every initiate.

Recruiting and retaining the best young men into the new colony—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, E’86

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



AN OPERATING MODEL FOR THE 21ST CENTURY

Given the long and storied history of the Alpha as well as the specific circumstances that led to the decision to revoke its charter for the only time in its 173 years at the University, there is a broad presumption that Epsilon's return to active status at Michigan is really less a question of "if" than of "when."

That said, all of us who have been involved in the re-founding effort have been resolute in the conviction that any return of Epsilon to active status can only occur in a manner that ensures we will never again be faced with the painful decision to cease undergraduate activities at 620 S. State Street, and more importantly, and that the re-colonized Alpha is governed and structured to preserve and protect our cherished traditions in perpetuity.



Fortunately, we have learned some positive lessons during our current period of dormancy. First, we have been reminded that the spirit of Chi Psi at Michigan can be cultivated and maintained largely outside the view of the Greek System. Our alumni, as well as active brothers from other Alphas, have carried that spirit forward at 620 S. State Street over the last five years, and as a result, the Lodge has experienced considerable Chi Psi activity befitting our fraternity's traditions in that period. Second, we are blessed with a remarkable physical Lodge that can and should be a primary source of recruitment, retention, and housing for any future undergraduate membership at the Lodge. Third, our experience as a graduate

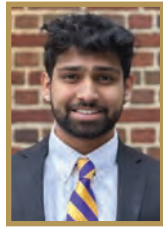
student housing co-operative has demonstrated that we can maintain a financially viable organization within the Lodge with relatively few active members. With these lessons in mind, our alumni, working with our re-founding class (featured below) and the Central Office staff, are forging an operating model for the new Alpha Epsilon that is grounded in the following key principles.

- Chi Psi fraternity is a life-long experience, commencing with active participation by its members from initiation through graduation and continuing into post-graduate life as an alumnus.
- The cornerstone of the undergraduate experience at Alpha Epsilon of Chi Psi is the Lodge itself, and the expectation that all members will have both the opportunity and obligation to reside at the Lodge for most, if not all, of their years at Michigan following initiation.
- Consistent with our long history of support for our undergraduates through the daily mentorship by men such as Holgar (Doc) Rasmussen and Brother Jerry Rachey, the Alpha will have a live-in Lodge Director.
- In accordance with the foregoing, the scale of the overall undergraduate membership in the Alpha must be strictly limited and bear a specific relationship to the live-in capacity of the Lodge itself.
- The practice of the entire brotherhood dining together on a nightly basis is integral to the fraternity experience.
- While the Lodge should be a place where brothers feel comfortable socializing with one another and inviting guests to visit, the primary purposes of the building are fraternal and residential, and as such, it is not a location for large social events.
- Key leadership positions within the Alpha should be held by upperclassmen.
- Financial means should not be a determinative factor in a young man's ability to join and remain an active member of Alpha Epsilon.
- Alumni should play a meaningful and ongoing role in the undergraduate experience of the Alpha and should consider the Lodge their home at the University for life.



ALPHA EPSILON OF CHI PSI

Meet the Re-Founding Class



Aditya Vinukonda

Class: Junior
Hometown: Ann Arbor, MI
Major: Computer Science
Involvement/Interests: Basketball, Football, Tennis, Taekwondo, Database Research

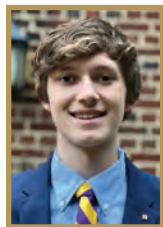
“After a long period of isolation, I am extremely thankful for the opportunities provided by the growing Brotherhood at UofM’s Alpha of Chi Psi. The sense of camaraderie and desire to enforce proper principles is a cornerstone of the effort to build upon Chi Psi’s distinguished history at the University. I’m looking forward to extending these opportunities to our peers and growing our network of students.”



Enrico Braucher

Class: Junior
Hometown: Ironwood, MI
Major: Mechanical Engineering
Involvement/Interests: Music, Art, Outdoors

“Before Chi Psi approached me, I had very little exposure to Greek Life and many preconceived notions about fraternities’ conduct and values. As I got to know the Alpha Epsilon Brotherhood, however, I realized that there are always exceptions to the rule and that those exceptions have a profound ability to illuminate the disparity between the standard and what we should all be striving toward. Chi Psi is one such exception.”



Blake Duddles

Class: Junior
Hometown: Suttons Bay, MI
Major: Economics
Involvement/Interests: Re-Founding Class #4, President of Secular Student Association, Stocks, Chess, 3D Printing

“I chose Chi Psi because I saw an opportunity to join a fraternity whose core values are important and upheld, to forge lifelong bonds, and to be a part of something greater than myself.”



Ethan Larson

Class: Freshman
Hometown: Chicago, IL
Major: Undecided
Involvement/Interests: Rowing Team

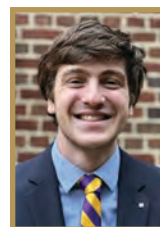
“I joined Chi Psi because we prioritize Brotherhood instead of focusing on socializing, unlike many other groups on campus. Chi Psi encourages us to succeed in the classroom and in other aspects of life while still fostering Brotherly connections.”



Derek Johnson

Class: Junior
Hometown: Birmingham, MI
Major: Mechanical Engineering
Involvement/Interests: Automotive Design, Mental Health, Running, Music

“I joined Chi Psi in the hopes of using the power of Brotherhood to empower one another AND the community surrounding us. A large group of like-minded gentlemen can make a huge positive impact and I am excited to see if we can set the example for the Michigan Greek community.”



James Wishart

Class: Junior
Hometown: Ann Arbor, MI
Major: Computer Engineering
Involvement/Interests: Re-Founding Class #2, Eagle Scout, MRADS Peer Mentor, Crew

“I didn’t think Greek Life was for me, but the way Chi Psi revealed its values during the recruitment process convinced me that this could be different. I’m excited to grow our Re-Founding Class from this core group, to find more gentlemen on campus, and to develop relationships with everyone already involved.”



Mukesh Sivakumaran
Class: Sophomore
Hometown: Ann Arbor, MI
Major: Pre-Med (Neuroscience Focus)
Involvement/Interests: IASA, Cars, Biking, Piano

"I joined Chi Psi because I wanted to form new bonds and long-term relationships with my fellow college students at the University and beyond. I am excited to be a part of Chi Psi because of the opportunities it provides to connect with my community and gain leadership skills."



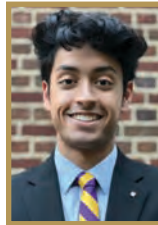
Saketh Thota
Class: Junior
Hometown: Portage, MI
Major: Computer Science
Involvement/Interests: Traveling, Hiking, Running, Coding, Soccer

"Chi Psi's focus on Brotherhood, its history at UM, and this opportunity to help it grow into a meaningful experience for current and future members of this Alpha is something I want to be a part of. I'm looking forward to seeing what our Re-Founding Class can accomplish and how we can make an impact on Greek Life here at UMich."



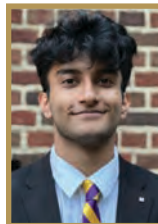
Samuel Lanni
Class: Freshman
Hometown: Pleasant Ridge, MI
Major: Economics
Involvement/Interests: Hunting, Fishing, Football, Country Music

"I joined Chi Psi because I wanted to be a part of something bigger than myself: a Brotherhood that stretches back for generations. My best friend's father brought me to a couple of Alpha Epsilon events and introduced me to some alumni, and I knew this was the fraternity for me almost instantly. I know this group of men will become my closest friends, and I look forward to making memories with them over these next few years!"



Suyash Dixit
Class: Junior
Hometown: Portage, MI
Major: Mechanical Engineering
Involvement/Interests: Re-Founding Class #1, Aviation, Tennis, Music, Sports

"This fraternity is truly all about bringing out the best in us by encouraging academic excellence and instilling values that mold its members into gentlemen of class and virtue. I am excited to play a part in finally restoring Alpha Epsilon to what it once was."



Thejas Rengaswamy
Class: Sophomore
Hometown: Troy, MI
Major: Business Administration
Involvement/Interests: Re-Founding Class #3, Real Estate, Theta Capital, Michigan Sahana Violinist

"Initially, I didn't want to get involved in Greek Life at all, but Chi Psi changed that. Every meeting led to a more positive and constructive view of what Greek Life could be. I was attracted to Chi Psi's emphasis on values and its actual commitment to creating a fraternal organization made up of gentlemen."



Timothy Devine
Class: Freshman
Hometown: Chicago, IL
Major: Pre-Med (Biology Focus)
Involvement/Interests: Baseball, Golf, Chess, Kayaking, Fishing

"When I came to Michigan, I explored Greek Life and generally didn't feel much enthusiasm for what I found. After meeting the members of Alpha Epsilon, however, I realized that I was enthusiastic to become a part of Chi Psi in particular. I was drawn to Chi Psi's tight camaraderie and its values of hard work and leadership. As part of the Re-Founding Class, I hope to help grow our Brotherhood, gain skills that set me up for success, and make memories that last a lifetime."

REACHING OUR GOAL: GIVING TO THE ALPHA EPSILON OF
CHI PSI RE-FOUNDING CAPITAL CAMPAIGN

Campaign Goal: \$2 million

Lodge Capital Improvements

| | |
|---|-----------|
| Basement renovations (social and academic spaces) | \$250,000 |
| Modernization of heating and cooling | \$250,000 |
| Sleeping room 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 |

Other Important Needs

| | |
|--|-----------|
| Epsilon Endowment Recapitalization & scholarship program | \$500,000 |
| Retirement of current debt | \$475,000 |
| Investment in Re-Founding | \$200,000 |

Matching Gift Opportunity: Co-Investing in Chi Psi's Future

Brother Richard Burns, E'68 and Elizabeth Murphy Burns will match your \$25,000 pledge at 50 cents on the dollar (this covers 20 gifts of \$25,000). This match offers you the unique opportunity to greatly extend the impact of your generosity. Remember that your pledge may be payable over as much as five years on an annual or quarterly schedule.

With your gift, you will receive recognition for the full amount of the contribution including the match. For example, if you take advantage of this match at \$25,000 you receive credit for a \$37,500 gift on the campaign's Honor Roll. The match is being offered first to our most loyal donors. You can give at any time, but by giving now, you make a bigger impact.

Consider using your pledge toward the match to honor the memory of a deceased brother, advisor, professor or spouse. Memorial gifts made as part of the match campaign will include recognition of the deceased individual as well as the donor(s). Minimum gift adjustments can be made for donors interested in honoring more than one individual. Pledge or graduation classes or groups of friends may choose to make a group gift in memory.

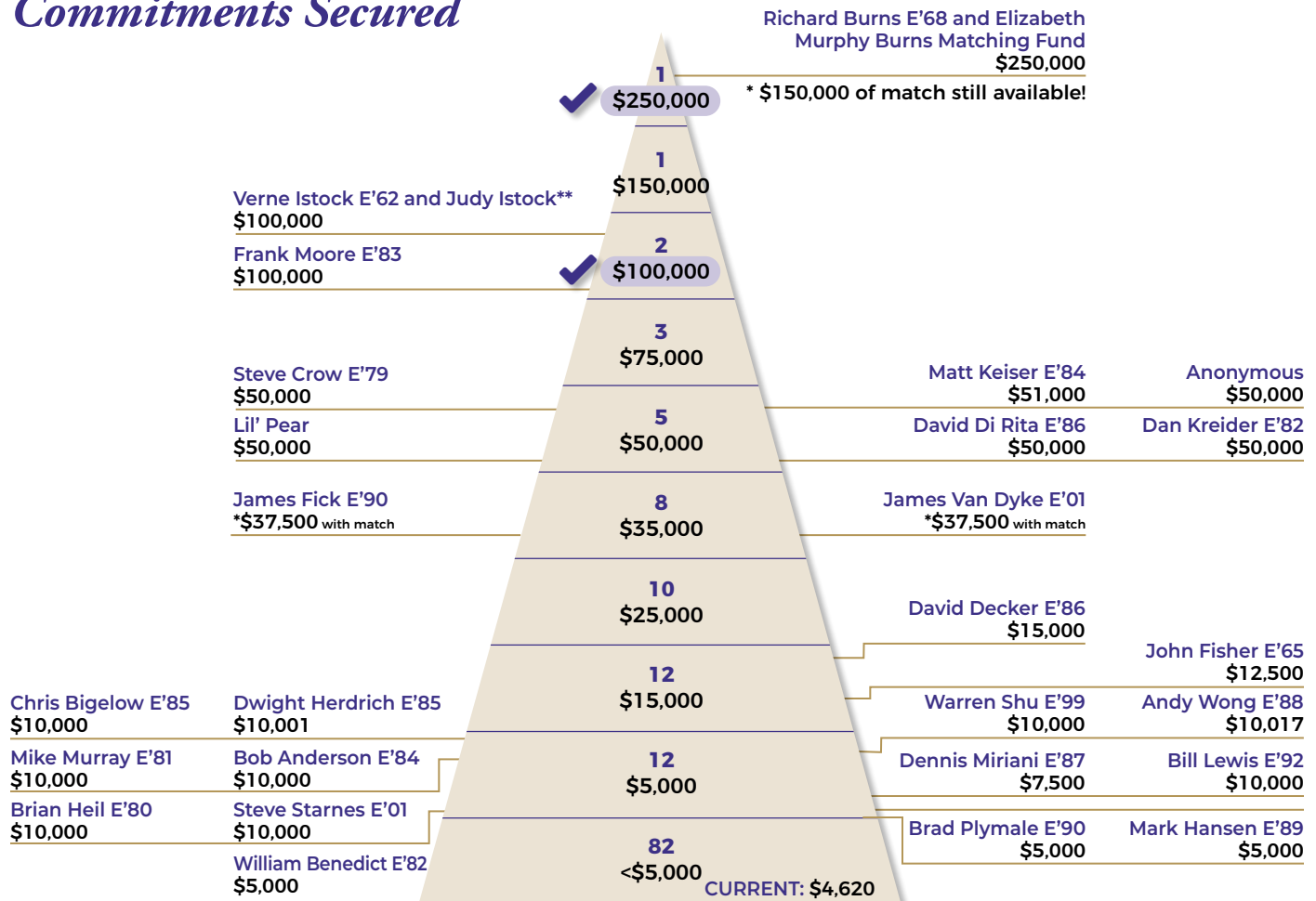
Remember that the opportunity is limited to \$250,000 for the match.

Consider taking advantage of the Richard Burns E'68 and Elizabeth Murphy Burns Matching Fund by becoming a co-investor today and increasing your impact on the campaign.



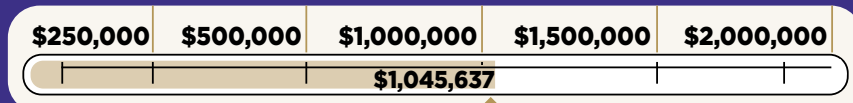
ALPHA EPSILON OF CHI PSI GIVING PYRAMID:

Commitments Secured



GOAL: \$2,000,000

Total Cash + Pledges: **\$1,045,637**



**In Memoriam: Robert Nissly E'59, Richard Mertz E'61, John Warren E'62, David Randolph E'62, Robert Koch E'64, Norman Pesler E'64

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

GIVING LEVELS:

| | |
|-------------------------------|----------------------------|
| CHI PSI VICTORS \$250,000+ | GOLD CLUB \$10,000 |
| BADGE CLUB \$100,000 | PURPLE CLUB \$5,000 |
| FOUNDERS CLUB \$50,000 | ACTIVE CLUB \$1,000 |
| LODGE CLUB \$25,000 | SUPPORTERS OTHER AMOUNT |

This pyramid is up-to-date as of 11/23/21. For a current giving pyramid, scan this QR code or visit alphaepsilonofchipsi.com/pyramid.



Ways to Give

MAKE A PLEDGE

Use the enclosed pledge form or visit alphaepsilonofchipsi.com/pledge to make a pledge. Gifts can be paid monthly, quarterly, semi-annually, or annually over a period of 3-5 years. Email your filled-out form to connect@alphaepsilonofchipsi.com, or mail it to our donation processing center listed below.

Mailing Address:

Alpha Epsilon of Chi Psi
Alumni Relations Processing Center
P.O. Box 7007
Albert Lea, MN 56007-8007

GIVE ONLINE

Visit alphaepsilonofchipsi.com/campaign today to make a one-time gift or to set up recurring payments with a card online.

CALL OUR DONATION HOTLINE

Give us a call at **1-800-975-6699**. Press 1 on the call menu and have your card information at the ready. Let us know which fund you're contributing to:

1. **The Re-Founding Campaign: Lodge Fund**
 2. **The Re-Founding Campaign: Educational Endowment Fund**
 3. **The Re-Founding Campaign: Board's Discretion for Greatest Need**
-

MAIL A CHECK

Checks should be mailed to our donation processing center listed below. If you would like to give to both the Lodge Fund and the Educational Endowment, you **MUST** write two separate checks.

- To give to the Lodge Fund, make the check payable to **The Epsilon Trustee Corporation** with "Re-Founding Campaign Lodge Fund" on the memo line.
- To give to the Epsilon Educational Endowment, make the check payable to **The Epsilon Educational Endowment** with "Re-Founding Campaign Educational Endowment" on the memo line.

Mailing Address:

Alpha Epsilon of Chi Psi
Alumni Relations Processing Center
P.O. Box 7007
Albert Lea, MN 56007-8007

Thank you.



Alpha Epsilon of Chi Psi
University of Michigan