

Semi-Annual Meeting - Summary

	Larry Medberry	James "Rocky" Schroeder
	Glenn Vondra	Brett Dyess (TEF)
	Ed McCracken (steering board co-chair)	John Poyzer
	Chris Moe (alumni board member)	David Scott
	Jon Sevald	Jonathan Fisher
	Matt Bonneau	Terry Hols
ATTENDEES:	Nate Engle (alumni board member)	Bob Balsbaugh
	Tom Laing	Matt Ostanik
	Bill Stockdale (alumni board member)	Corky Gaskell
	John Pritchard (steering board co-chair)	Ryan Clemens
	Dax Kuhfuss (alumni board member)	Nick Shafer
	Clint Rabe	Bruce Witzenburg
	Brant Bristow (alumni board VP)	Richard Soukup

PREPARED BY: Jason Carroll/alumni board president

DATE: April 21, 2012

The Iowa State Chapter of Triangle Fraternity held its semi-annual meeting on April 21, 2012 at 3:00pm in the Gateway Center Hotel in Ames, Iowa during the VEISEHA celebration.

1. Attendees introduced themselves with name, current residence and year of initiation
2. A brief history of how we got to where we are not was provided by Jason Carroll, Alumni Board President:

In the fall of 2010, the Active Chapter was granted permission to move out of the Chapter House due to the feeling of mold present in the basement as well as very low numbers unable to support the Chapter House. During the Homecoming meeting in the fall of 2010, the Actives presented a plan to increase recruitment throughout the year as well as raise their GPA and become more involved on campus. The Chapter House was also cleaned by numerous alumni members and winterized. Fall 2010 grades did not meet the goal set by the Alumni Board and no new members were recruited by early January 2011. The Alumni Board asked to Active Chapter to carefully consider their current status. The Active Chapter responded by asking for the chapter to be suspended as they felt morale was low and they did not see a path forward. The Alumni Board then requested National Council suspend the Active Chapter and begin planning a re-colonization. Discussion with the National Office and Iowa State University led to a planned re-colonization date of fall 2013. The Alumni Board then began more formally investigating facility options. A meeting was held during VEISHEA 2011 with presentation by Triangle Executive Director Brian Tenclinger, Iowa State Associate Dean of Students for Greek Affairs Jen Plagmann-Galvin, and Triangle Education Foundation consultant Brett Dyess. Meetings were also held with Phi Kappa Psi fraternity (recent re-colonization and facility renovation) and the College of Design Dean. A plan was developed for the path forward and a few committees were formed with Alumni Board members leading each committee. The Annual Meeting was held during Homecoming 2011. Progress was reviewed on the capital campaign and facility planning. It appeared that tear-down and re-build is the most realistic option although it will cost a few million dollars. In late 2011, the capital campaign was finalized and implementation started. A fraternity house at 223 Lynn Ave was put up for sale in January 2012. We have been investigating the purchase and believe a plan is in place and the purchase can be completed.

3. Facility Update Summary was presented by Brant Bristow, Alumni Board Vice President / Facilities Chair. The facility committee is comprised of a variety of brothers with many different skill sets (architect, contractor, structural engineer, and many others). A three-page hand-out summarized the information compiled and analyzed by the facilities committee over the past year (available on website). A series of six options were considered in addition to an assessment of the Chapter House. The three most logical options are Build New – Current Location, Buy Existing – New Location, or Sell and Wait. Due to costs, the Build New – Current Location appeared to be impractical as it is two-to-three times higher in cost. However, the question of location is very important and very much dictates this decision. Facility capacity also greatly impacts this decision and should be determined. Overall the group appreciated the work completed by the committee and agreed with the determinations.
4. A Case Statement had been developed to lay out the path forward, Chris Moe reviewed the Case Statement (available on website). Overall Iowa State is increasing enrollment as well as the majors of Engineers, Architects, and Scientists. Triangle Fraternity is growing nationwide through new chapters. Most of the discussion focused on the current facilities in the greek system and in residence halls. Recent construction at Iowa State for residences halls includes suite-style living where two rooms (four people) share one bathroom. This concept has also recently been adopted by TKE fraternity. The general direction is away from cold-air dorms and to increase privacy – today’s students had their own room at home and expect that in college.
5. The potential property purchase of 223 Lynn was reviewed by Chris Moe. The house is owned by Beta Sigma Psi fraternity and currently rented by Alpha Sigma Phi fraternity (who would like to continue renting as long as possible). The house was built in 1985 and is a wood structure that does not look great on the outside but is a good structure. Beta Sigma Psi had been planning a \$850,000 renovation when they were able to purchase the former Alpha Sigma Phi house. The 223 Lynn property had been toured by the group at 1pm and overall the impression was that it was a solid house but needed a renovation. Glenn Vondra, a retired architect, estimated that the house could accommodate 44 men in a suite-style arrangement. Financing for the property is being discussed with First National Bank in Ames with the possibility of using the Hyland and Campus Ave properties as collateral. The asking price for 223 Lynn is \$650,000 and we plan to offer that amount. Details have previously been emailed to the list serve of brothers. Jonathan Fisher noted that he liked 223 Lynn and thought it might even be serendipitous. Bruce Witzenburg asked about the current mortgage on the Hyland and Campus Ave properties. He then commented that we may still be hitting the peak or even the downside of the 223 Lynn property and we may be in a similar situation sooner than we’d like. Rocky Schroeder agreed with this comment and felt the renovation could be risky, but thought the sell and wait was the best. Richard Soukup asked about assistance from BLF. Chris Moe explained that BLF had been consulted but they felt this was not their place – they are more of an emergency and new chapter source of support. Chris Moe did feel that 223 Lynn is a good option and even if the purchase did not go through that we should still sell our current properties. Dax Kuhfuss noted the increase interaction with the greek system possible with the 223 Lynn property. Bill Stockdale mentioned the recent up-tick in formal recruitment by fraternities and the need to be closer to the other fraternities. John Pritchard noted that sometimes we were perceived as “anti-greek” and much of this was about location – we need to embrace our greek aspects. Richard Soukup said that staying on Hyland does not make sense anymore and John agreed. Nate Engle agreed that selling Hyland and Campus Ave properties makes the most sense. Terry Hols asked about the price for the Hyland and Campus Ave properties. Chris Moe noted that it was estimated we could get \$350,000 for all three properties including the Chapter House – the house is actually more of negative since it will most likely be torn down. The consensus was that the Hyland and Campus Ave properties should be sold and that the 223 Lynn property was good and the only option to buy closer now.
6. A discussion of the 50th Anniversary Celebration (April 2014) was conducted. Chris Moe noted that we really need to make an effort to reach out to as many guys as possible. John Pritchard recommended we get good information for all alumni and track the progress on the webpage. Notes should be gathered, stories, and pictures throughout the years. A special commemoration should be developed for the

brothers that have entered chapter eternal. It should coincide with VEISHEA and include a formal dinner as well as tour of campus and other activities. Bob Balsbaugh has volunteered to coordinate.

7. The final discussion was a brainstorming of want needs to change with re-colonization – what went wrong when we were Actives?
 - a. Location
 - b. Alumni Board – Alumni Communications
 - c. What are our KPIs? GPA, recruitment numbers, overall numbers, involvement on campus, etc.
 - d. “free-rein” of actives – they were responsible for all budgeting, bill collection, facilities maintenance, etc. – might be more than they should be responsible for
 - e. How long required to stay in-house
 - f. Officer responsibility and ownership of the chapter by Actives.
 - g. Out-sources bill collection
 - h. Alumni advisory board for officers
 - i. Recruitment – how do we keep institutional knowledge and emphasis....this is the foundation – can we out-source this tracking and training?
 - j. Relationship with ISU and Colleges (need to have professors know us)
 - k. Alumni own shares of new facility, operates like investment (TKE renovation)
 - l. What is a ‘quality’ guys: ROTC, Athlete, GPA (good, but not always really high), campus involvement, etc.
 - m. What does a strong national chapter look like and why?
 - n. Summer leadership program – re-start Leadership Advantage
 - o. Ideal Chapter size: average ISU = 47
 - i. Bob thinks 30-35 is more reasonable due to majors
 - ii. Tom likes 48 allows for more manageable duties/officers
 - iii. Dax thinks 30 is the critical number
 - iv. Bill thinks we need to balance in and out of the house guys
 - v. Richard prefers 30 in-house with a demand to get into the House
 - vi. National Council will require a certain number for re-chartering (30?)
8. Final comments were made by the brothers in-attendance. Thanking the Alumni Board for all their efforts and looking forward to the future. Ed McCracken noted that 223 Lynn looks really bad but that the facility committee should look into a new façade that captures Triangle and the idea that we are about cutting edge technology and innovation. He also wants to make sure we collect and inventory all the Chapter possessions and store in a controlled location as well as digitize the items. Re-colonization is like a start-up and we should be excited about it and make that excitement contagious.