

THE CAMPAIGN FOR THETA CHI AT MICHIGAN STATE



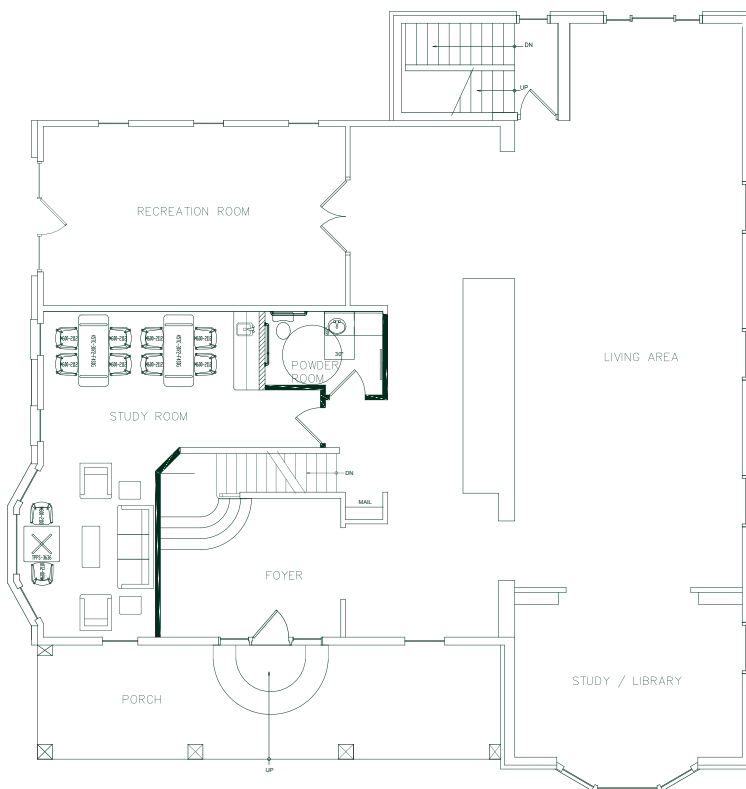
CASE FOR SUPPORT

The alumni of Theta Chi Fraternity at Michigan State University seek to raise \$1,177,000 million for three major initiatives:

1. To rebuild and completely renovate the chapter house;
2. To create a \$250,000 long term maintenance fund for ongoing renovations and future replacement of systems; and
3. To create a \$250,000 scholarship endowment fund.

We invite you to join us in supporting this worthwhile endeavor. Our alumni volunteers have dedicated their personal time, talent, and treasure to create a long-range plan that will insure that Theta Chi remains the premier fraternity at Michigan State University.

Consider making a one-time contribution or multi-year pledge to the Delphic Endowment Fund to support Theta Chi at Michigan State.

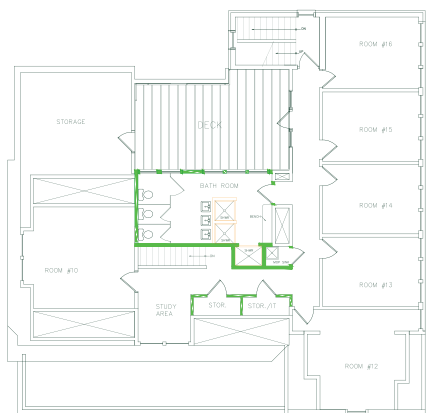


First Floor Plan / Dedicated, State of the Art Study Facility and Women's Powder Room

RENOVATING THE HOUSE

Our fraternity house is in the East Lansing Historic District. The house was built prior to 1910, and the addition was constructed in 1955. We are limited to renovations that do not alter the exterior of the building. The interior of the house is being renovated from the studs-out, with everything rebuilt or replaced, including wiring, heating, kitchen, and sleeping rooms. A portion of the work has been completed: the front exterior of the house has been rebuilt, as well as a remodeled dining room, the addition of laundry facilities, and lower level guest bathroom. An alumnus has stepped forward to offer a \$250,000 challenge match to kick-start the campaign.

Your contribution will be matched two dollars for every dollar contributed up to the first \$125,000.



Third Floor Plan | "Remodel"



Demolition of 2nd floor bathroom



**Basement Floor Plan
"Laundry / Toilet"**

PROJECT 453

Project Note: The project consists of five phases over three years. Completion in phases is necessitated by...

- The City of East Lansing building code requires that any renovation/rebuild involving 50% or more of the building square footage would necessitate bringing the entire building up to current local building code; and
- Difficulty of completing the rebuild of both sleeping room floors in allotted time to prevent relocation of Actives.

PHASE I—COMPLETED!

- Rebuilt the front columns, balcony railing and roof, gutter replacement, and the fascia on the front bay window.
- Replaced the sun deck door, roof and decking, repaired/replaced damaged roof, gutter, and deck railing in rear of house.
- Repaired and updated the main floor, including replacement of trophy case doors, carpet and repaired walls, doors, guest bathroom ceiling. Also added the fraternity Crest in the foyer floor (compliments of Dave Regan).
- Completely renovated the dining room (including new drywall), updated lighting, restored air-changing system, installed new floor drain, installed serving counter, new cabinets and sink in the kitchen, replaced three kitchen doors, new flooring, installed a new movable bar, risers, and painting throughout.
- Replaced main system drain and water supply lines throughout the house from the 3rd floor to the kitchen.
- Replaced hot water storage tank.
- Installed high-end Internet access throughout the house.
- Repurposed the unused area between kitchen and dining room to create a new ADA accessible guest bathroom, and installed large laundry facility on dining room floor.

Total expenditures for initial phase: \$190,000—paid in full.

PHASE II—COMPLETED!

- Completely remodeled the kitchen in order to meet code.
- Installed ADA ramp to ballroom exterior door to complete ADA access to building per code.
- Second floor gutted and rebuilt, including floor plan redevelopment, bathroom replacement, electrical wiring replacement, relocation of smoke alarm, and Wi-Fi wiring. New doors, windows and closets.
- Replaced the heating system

Contract for Phase II: \$295,000

PHASE III COMMENCES 12/14/18—COMPLETION 1/7/19

- Building a state of the art study room and ADA accessible main floor guest bathroom.

Estimate for Phase III: \$90,000

PHASE IV COMMENCES 5/6/19—COMPLETION 8/23/19

- Third floor gut and rebuild including floor plan redevelopment, bathroom replacement, electrical wiring replacement, relocation of smoke alarm and Wi-Fi wiring. New doors, windows and closets.

Estimate for Phase IV: \$212,000

PHASE V COMMENCES 5/4/20—COMPLETION 8/21/20

- Main floor renovation, including: Floor replacement/resurfacing, window replacement, new wiring, ceiling replacement, exterior repair and replacement as needed, backstairs remodeling and stairway floor resurfacing.

Phase V: \$80,000 Estimate

Estimate to complete all projects \$867,000





WAYS TO GIVE

You can't repay the fraternity for all of the benefits you enjoyed as an undergraduate, but you can pay it forward...

Please join us ensuring that our undergraduates enjoy the same fraternity experiences as we did during the most formative years in our lifetime.

GIFTS OF CASH

The easiest and most common form of contribution is a gift of cash. We prefer that alumni write a check, rather than actually making cash contributions. This way, there is a written record of your contribution and you have proof. All contributions to Theta Chi at Michigan State are directed to the Delphic Endowment Fund. Checks should be written to:

Delphic Endowment Fund
Theta Chi Fraternity at Michigan State
c/o John Ringlein '84, Treasurer
23050 Pilcher Road
Plainfield IL 60544

CONTRIBUTIONS BY CREDIT CARDS OR BANK DRAFTS

Alumni may also contribute by credit card or automatic bank drafts. For information on giving by either method, please refer to our website: www.thetachimsu.com

Chase Bank
Account #: 275019906
Routing #: 071000013

CONTACT FOR GIFT OF SECURITIES (ELECTRONIC TRANSFER)

If alumni would like to make a gift of securities to the Delphic Endowment Fund, benefitting Theta Chi at Michigan State, we have a Schwab account established to receive electronic transfers of stock. Schwab will need a SIGNED letter of instruction from the individual contributor or his broker, transferring the stock.

Account #: 6979-8718
DTC #: 0164
800-515-2157

With the boost in the economy, the stock market has reached record levels. Contributions of stocks and bonds are one of the best methods for giving. While it makes no difference to the fraternity how you give, it is a considerable advantage to the contributor to give securities.

While the Delphic Endowment Fund is not a 501(c)(3) charitable organization, a contributor of securities does avoid paying a capital gains tax. Counting state and local taxes, this may amount to a 21-23% tax savings as a result of the sale of your investments, depending on the state in which you reside.

GIFTS FROM YOU IRA, 401(K) OR 403(B) RETIREMENT ACCOUNTS

If you are 70 ½ years old or older, you may contribute funds directly from your IRA, 401(k), or 403(b) to a charity of your choice. Congress passed the law in 2017, permanently allowing contributions from your retirement fund to a charity without tax consequences. Since the contributor never paid taxes on the funds, there are no tax implications on a direct transfer for contributions up to \$100,000 per year. The alumnus cannot claim a tax deduction, since no taxes were paid on the funds in the first place. However, the alumnus avoids paying income taxes on an IRA withdrawal, if he were to withdraw the funds and then make a charitable contribution. This is especially advantageous for alumni who are facing a Required Mandatory Distribution of funds each year.

GIFTS OF TANGIBLE PROPERTY

These gifts include land, artwork, or other personal property of appraised value. The contributor should arrange and pay for a third party, independent and qualified appraisal of the tangible property. Gifts of art, land, coin or stamp collections are easily valued and liquidated. As with a gift of securities, a contribution of tangible property enables the benefactor to avoid a capital gains tax.

GIFTS OF LIFE INSURANCE

You may gift a Life Insurance policy to the Delphic Endowment Fund. You will need to name the Delphic Endowment Fund as the sole beneficiary of the policy, and make a written pledge to pay the remaining premiums, if any premiums remain outstanding. Contributors may also pledge to make a contribution to the Delphic Endowment Fund, in order to cover premium obligations.

GIFTS FROM ESTATES

One of the oldest and best methods for leaving a legacy for Theta Chi at Michigan State is by making a gift from one's estate. Most Americans may simply bequeath an amount from their estate to their favorite organizations by inserting a codicil in their Last Will that states:

"I hereby give, devise and bequeath \$_____ to the Delphic Endowment Fund of Theta Chi Fraternity at Michigan State."

[Have the codicil signed, witnessed and notarized]

RESIDUAL GIFTS FROM ESTATES

In the case of a "residual" bequest, it means that once all the beneficiaries have been compensated as directed by the Last Will; then the charity receives whatever is left over. This form of bequest is popular when there are numerous beneficiaries to an estate who are not necessarily receiving equal benefits from the decedent.

WHO TO CONTACT:

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DONOR RECOGNITION CLUBS

Alumni will be recognized for their contributions by donor recognition listings in electronic and printed newsletters. A donor recognition wall will be installed in the fraternity house. Recognition clubs include:

Club Levels:

- Delphic Literary Society (\$250,000-\$500,000)
- Freeman & Chase Founders Club (\$100,000-\$249,999)
- Resolute Men (\$50,000-\$99,999)
- Abbot Road Homesteaders (\$25,000-\$49,999)
- Big Ten Leaders (\$10,000-\$24,999)
- All Sports Team (\$5,000-\$9,999)
- Green & White Team (\$2,500-\$4,999)
- Century Club (\$1,000-\$2,499)
- Spartan Club (\$500-\$999)
- Club 453 (Up to \$499)

ROOM NAMING OPPORTUNITIES

The following rooms may be named by alumni in his own name, in honor of fellow alumnus, or in memory of an alumnus at the selection and discretion of contributors at the following levels. A commemorative plaque will be installed in each room with the named alumnus and his class year.

- Living Room (\$250,000)
- New 1st Floor Study Room (\$50,000)
- Dining Room/Party Room in Basement (\$50,000)
- Kitchen (\$25,000)
- Entrance/Front Foyer (\$25,000)
- Sun Deck (\$25,000)
- Game Room/Ballroom \$25,000
- New 3rd Floor Study Room (\$15,000)
- Bedrooms (17) @ \$10,000 each (4 purchased to date; 13 remaining)



Remodeling in this phase was concentrated on the second floor, but new plumbing and load-bearing structural support was also required. A new handicap accessible entrance and deck was completed on the side and back of the Lodge.



ALUMNI CORPORATION LEADERSHIP

Beta Zeta Chapter of Theta Chi is the leading men's fraternity at Michigan State University. Founded in 1939, the chapter has initiated more than 2,000 brothers. The chapter continues to reside in the original building, affectionately known as "The Lodge", at 453 Abbot Road, East Lansing, Michigan, just a short walk from the M.S.U. campus.

The house is owned by the Alumni Corporation of Beta Zeta. The Alumni Corporation is run by a Board of Trustees consisting of 9 members.

The mission of the Alumni Corporation is to provide a home and infrastructure that optimizes the fraternity experience of Theta Chi brothers who are actively attending Michigan State University, and to continue providing this experience into the future.

All men who have become members of the Beta Zeta Chapter of Theta Chi Fraternity and have maintained a good standing therein shall be eligible for membership in this Corporation. The men eligible for active membership "shall be those who at the time of graduation from Michigan State University ("MSU") were in good standing in the Fraternity, and all those who shall graduate from Michigan State University in the future as members of the Fraternity, and all undergraduates who have discontinued or shall in the future discontinue their course of study at MSU before graduation, who have been bona fide members of the Fraternity.

Current board members:



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