



## 37<sup>th</sup> Annual Alpha Gamma Rho, Beta Alpha Chapter Founder's Celebration

Beta Alpha Brothers and Guest,

January 25, 2007

On behalf of the active body of the Alpha Gamma Rho, Beta Alpha Chapter at Southern Illinois University Carbondale, I would like to cordially invite you to attend the 37<sup>th</sup> annual Founder's Day Banquet and Celebration. This is an exciting time at the Beta Alpha Chapter and we would like you to be apart of it. Here is how the weekend event calendar will look:

### ***Friday, February 23<sup>rd</sup>, 2007***

6:00 PM Annual All Ag Banquet (Call 618-453-2469 for tickets and information)

### ***Saturday, February 24<sup>th</sup>, 2007***

10:00 – 12 Noon Open Alumni Chapter Meeting at the House  
12 Noon Lunch will be on your own.  
TBA Directly following the Alumni meeting a social will be held @ Jake Rendlmann's Farm (behind the Lowes on Route 13 in C'dale).  
TBA Saluki Basketball possible ESPN Bracket Buster  
For Tickets & Information Call: (618) 453-2000  
6:00 PM Buses leave AGR for Great Boars of Fire in Anna, Illinois  
6:30 PM Cocktail Hour (Great Boars of Fire)  
6:30 – 10:00 PM Silent Auction Open  
7:00 - 8:00 PM Dinner @ Great Boars of Fire in Anna, Illinois.  
8:00 – 8:30 PM Speaker, TBA.  
8:30 – 9:00 PM Presentation of Awards and Raffle Winners  
9:00 – 12 midnight Dance and reception  
12 midnight Bus leaves for AGR house from Great Boars of Fire

***The price for all of the weekend's events is \$50 per Alumni and an additional \$30 per guest. An RSVP is requested but not required to attend. Please call Austin Edwards at (217) 417-0902 or email him at [aje88@siu.edu](mailto:aje88@siu.edu)***

### **2007 Beta Alpha Chapter Founder's Day Silent Auction!**

The Chapter plans to have a Silent Auction at the Founder's banquet at Great Boars of Fire from 6:30 – 10:00 PM. If you or any other parties are interested in donating any item, please signify by filling out the enclosed form and mailing it back to us. Also feel free to bring the items with you to the banquet. This is a great fundraiser for the chapter and all donations are greatly appreciated. Last year we auctioned off many items from wine to furniture and seed to prints, so there is no limit to what can be donated.

### **Hotel Reservations**

For some reason the local hotels will no longer allow us to reserve a block of rooms. So, here is the contact information for Carbondale & Anna, Illinois Hotels:

Super 8 Hotel (618) 457-8822      Holiday Inn (618) 549-2600      Giant City Lodge (866) 268-5966  
Best Inn (618) 529-4801      Hampton Inn (618) 549-6900      Comfort Inn (618) 549-4244  
**Super 8, Anna, IL (618) 833-1888** (Closest to the Great Boars Banquet Hall)

## **WWW.SIUAGR.COM**

We have just started up and developed our new chapter website. Please feel free to visit the site and update either your current information or the information of a lost brother. This site is somewhat generic right now and it is currently being update with new pictures and information; however it will become a great tool in the exciting days to come for our chapter. Take a look!

### **Alpha Gamma Rho/Beta Alpha Chapter HAWAIIAN RAFFLE!**

For the past few years the Alpha Gamma Rho/Beta Alpha Chapter at Southern Illinois University Carbondale has put together a Hawaiian Raffle to help raise funds for the chapter and its members. These funds go directly to the fraternity for house improvements and other incidentals that may come up throughout the school year. Here is how it works. Tickets 3 through 12 are drawn for a cash reimbursement of \$25 per winner after the 2<sup>nd</sup> ticket is drawn for an Eagle Creek Resort overnight stay & Golf or \$200 cash. This is all after the 1<sup>st</sup> ticket is drawn and it is for a Hawaiian Vacation for two which includes air, hotel, transfers & car *or* \$2000 cash. The time of the drawing will be February 24<sup>th</sup> at 8:30pm at the annual Chapter Founders Day Banquet and you will not have to be present to win. Time is running out and only 500 tickets will be sold. The tickets are only 1 for \$25 or 4 for \$100. If there are still tickets available, you can purchase them at the banquet the day of the drawing. If you are interested in helping out the chapter by either purchasing a ticket or selling them, please signify by filling out the enclosed mailer and sending it and your payment back to us.

We look forward to seeing everyone there. If you have any questions regarding Founder's Weekend, just let me know.

Fraternally!

*Brother Austin J. Edwards*

*Brother Scott D. Gooden*

VNR Alumni Relations

Board of Directors

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**BETA ALPHA CHAPTER OF ALPHA GAMMA RHO  
SOUTHERN ILLINOIS UNIVERSITY**

**“REALIZE THE DREAM”**

At the Founder’s Day meeting in 2000, the Brothers in attendance reviewed a slide presentation on the process of building a new fraternity house, which was put together by National AGR. It showed the tools, funding process and statistics on where AGR was heading and the changing demographics. A motion was put on the table to raise \$150,000.00 to refurbish the study areas of the house and make some other improvements. (We still needed to live in the house while planning progressed.) The motion failed. Another motion was placed on the floor to conduct a strategic planning meeting with the assistance of the National AGR and to start plans to build or buy our own house. This motion passed by those in attendance by a far margin.

The Alumni Board held the first strategic planning meeting in Carbondale with the assistance of Zane Akins in the early fall of 2000. From that meeting a Planning Committee was formed. Also from the meeting a motion was made to proceed with plans, research and future meetings with a goal of occupying a new home for Beta Alpha by 2010. The following committees were formed. (Communications, Fund Raising, Finance, and Building) These committees met about 5 times a year for three years. After crunching numbers, getting other AGR house plans and having two additional Strategic planning meetings with Steve Ellis of Missouri (who just built a new house) and Charlie Brown from Iowa, member of the National Housing Board, the Planning Committee and the Alumni Board concluded “we can not go any further without determining a site for the new house”. Building costs, financing, communication and what do you show in a fund raising program without knowing where you are going to go. So the next two and half years the Building Committee worked with realtors, and drove every street and rural road in Carbondale to try and come up with a proposal. Eventually they did and it is what we refer to today as the “South 51 Property”. We must now interrupt the action the Alumni Board has taken to tell you what the University has done. (These two paragraphs have covered a period of 2000 to 2005.)

The University many years ago formed a Strategic Planning committee headed by our current University President, Dr. Glenn Poshard. They developed a plan to move the Health Center, Build a new Recreation Facility, Build Administration Offices, Building new Instruction Centers, Build new student housing, put a new road around the west side of campus, move Southern Hills married housing, put in new SIU signs for the University identity, build a new football stadium and many more items which I can not list all of them at this time. So what did this mean to Greek Row? The plan called for the construction of new student housing in place of Greek Row. The Greek Row houses are to be torn down and new student housing constructed. Where are the Greeks to go? The University’s plan was to offer us the area of Southern Hills. The Greeks objected to this offer, as it was far away and hidden. There were about 4 Greek summits held to discuss the topic. The University personnel said the Greek community was important to the University and after much discussion it was concluded that there would be room on the outside of Greek Row towards the woods and tennis courts to build a new Greek Row. The University is ok with this location, but we have no commitment of when or how it

will be organized or structured. They initially told us we would have to be out of our houses by 2009. Will the Greek Community be build first so we can move in and then the new student housing built? There are no answers to these questions or whether it will be built like individual houses, or dorm construction with common eating and meeting facilities. There are no plans. However, we were told that they would hold summits to plan and get input of ideas to be considered.

In the late fall semester of 2004, the Greeks were told that we could not occupy the Greek houses in the fall semester of 2005. The University had determined they were unsafe to live in because a fire alarm system was not installed in each house connected directly to the fire station and the houses did not have the new technology for detecting smoke and fire. After several meetings (Thanks mostly to the sororities), the University agreed to let us lease the houses for five years if we paid for the new fire system in each house. The University would install the systems and the houses could pay back the cost over five years. The cost was initially estimated to be \$120,000.00. In the end the costs for each house was \$87,000.00. So we are paying this over five years in addition to the annual lease payment. We can probably stay in the house past the five years because money is tight to get their project moving. So that is how we were told to leave the house and how we are still in the house at 116 Greek Row and we will be for at least another three years. We are in the second year of the five-year lease.

Now back to where we left off with the building committee: The building committee never stopped working. We were proposing to lease some land from the College of Agriculture to build a house in the area called the Poultry Center, which was behind the house. This did not develop because the Dean of the College was changing (Dr. Arthur was acting Dean), the Trustees had to approve the idea and where was the new road going to be built? Suddenly in late 2005 some Brothers found a building sitting on two acres on old South 51. The West Company owned this property. The building was 200 feet long, had lots of parking and the University was moving in all directions from the center of campus. The Board of the Alumni Association decided to pursue the purchase of the property. After several months of negotiation, we got the price down from \$450,000.00 to \$325,000.00 and we have purchased the property with a loan from the Bank of Carbondale. We have set aside a \$25,000.00 to sustain the property with care, basic utilities, insurance, and real estate taxes for 9 to 10 months.

The Board authorized an architect firm to study and make a proposal to utilized the property and remodel with appropriate facilities for a 35 man new Fraternity House. At the same time the finance committee determined that it would take \$2,500,000.00 to complete the plan. The Board hired Omega to do a feasibility study to determine our interest and resources from the Brothers. They presented their report in May of 2006 and it was determined the resources were \$1,250,000.00. The finance committee had determined that we could handle a \$500,000.00 loan on an ongoing basis.

As we were acquiring the property, Jake Rendleman was in a meeting with Dr. Glenn Poshard and Chancellor Walt Wendler and he mentioned the Fraternity has acquired some property South on Route 51 to make a new fraternity house. They were surprised and showed great interest in trying to do something to keep us on campus. In subsequent meetings with Jake it has been determined that they can not give a commitment for anything at this time and probably will be 3 plus years before anything concrete could be proposed. Options would be to lease a building the University would

build, lease a tract of land and we build the house, give us the current house and we will remodel it or some other idea.

### **So where are we today?**

1. **A Communication Initiative** has been set as first priority. We want to get our Alumnus addresses, phone numbers and emails current. With this alumni information along with a new website, containing blogs for response, we can build an interactive community to discuss current plans and look at various visions of renovating the building just purchased and look forward to grander visions of the future if and when a house could be built by us on leased University property.
2. We are looking into renting out the facility just purchased on a short-term basis in order to generate cash flow.
3. A strategic planning meeting is planned for early November to refocus on the issues.
  - A) At that time we will be discussing the possibility of having one or more architects to look at redesigning the South 51 property with minimal changes, for a 25 man house rather than 35 men earlier discussed.
  - B) This property would then be used as a Fraternity house until at some time the University has a bigger and better plan for us to participate.
  - C) It was determined that we need to have this figured out in about 6 months or sell the property.
  - D) At the same time we must take care of the men who are becoming Brothers who will never live in this new facility so their Fraternity experience can be as good as ours with reasonable clean safe comfortable living accommodations.

Now for a little editorial: Visualize this to be a step to a bigger better plan at a later time. A new Fraternity house in the future to better accommodate activities with the College of Agriculture that might be social or educational, a house to accommodate instructional activities that students might be involved with, a part of the house where Alumni could hold meetings or conduct business, basically a facility to accommodate the interest of many, and not just to house a few.

We would like your thoughts and input. We need you and we need to keep in contact!

On behalf of the Beta Alpha Alumni Board,

Richard H. Hiatt, Executive Secretary

Beta Alpha Chapter  
**Strategic Planning Meeting Minutes**  
 Friday, January, 26<sup>th</sup> – Saturday, January, 27<sup>th</sup>, 2007

## Vision Statement

To be the premier Fraternity that develops men's intellectual, professional and social skills and is responsive to the needs of our past, current and future members.

## Priority Issues

Standard Deviation  $\pm$  2.35

<b>19</b>	<b>Financial Stability</b>
<b>14</b>	<b>Communication</b>
<b>12</b>	<b>Brotherhood</b>
<b>12</b>	<b>Member Education</b>
<b>9</b>	<b>Recruitment</b>
<b>8</b>	<b>Property Agreement</b>
<b>7</b>	<b>Commitment</b>
7	Continuity/Leadership
6	Responsibility
6	Quality
5	Respect
3	Accountability
3	Involvement
2	Chapter Education Values
1	Donations
1	Undergraduate Stability
1	Respect
1	University
1	Alcohol/Risk Management
1	Retention

## Goal Statement for Financial Stability

To strengthen financial management and support that allows the Fraternity to continually function above basic needs and achieve its vision.

### Action Steps

#### **Establish written Base Lines in each of the following areas:**

1. Training and transfer program for the chapter officers
  - Who: Financial Advisor/Mentor
  - When: February 24<sup>th</sup>, 2007 & After election to January 1<sup>st</sup> Annually
2. Establish financial expectations for our prospects
  - Who: VNR Recruitment
  - When: March 31<sup>st</sup>
3. Build an annual budget with a margin for reserve
  - Who: VNR Finance
  - When: March 31<sup>st</sup>
4. Engage all alumni through effective communications to assist in achieving financial goals
  - Who: Executive Communications Secretary
  - When: Ongoing
5. Establish a financial advisor and alumni mentors
  - Who: Alumni Board
  - When: February 24<sup>th</sup>, 2007
6. Implement and enforce financial policies
  - VNR Finance
  - Ongoing
7. Establish a financial growth plan
  - Who: Alumni Board
8. Establish a chapter audit
  - Who: Alumni Treasure

## Goal Statement for Communications

To engage all members through frequent and effective dialog using all appropriate forms of media.

## Action Steps for Communications

### Develop a communications plan

1. Maintain a calendar of events for the University and the Chapter one year in advance.
  - a. Who: VNR Planning
  - b. When: February 24<sup>th</sup> & Update Monthly
2. Develop, Maintain and Publish a Beta Alpha Membership directory
  - a. Who: Executive Communications
  - b. When: May 15<sup>th</sup> and every 3 years
3. Create a and interactive workable website with a Website list serve
  - a. Who: VNR Planning
  - b. When: May 10<sup>th</sup> & Updated ongoing
4. Report Chapter activities on the website
  - a. Who: VNR Activities
  - b. When: Monthly
5. Develop a Protocol for meetings with alumni and undergraduates
  - a. Who: Executive Secretary
  - b. When: Alumni Board Meetings
6. Establish a regular schedule for communicating with the National AGR, University and the College of Agricultural Sciences.
  - a. Who: Noble Ruler
  - b. When: 1<sup>st</sup> Chapter meeting of every month
7. Market ourselves through news releases and reports on positive events on the Website.
  - a. Who: Chapter Reporter
  - b. When: As appropriate or at least monthly

# Goal Statement for Brotherhood

To foster an environment where men with a shared purpose work toward common goals.

## Action Steps for Brotherhood

1. Set academic, moral, involvement and leadership Standards
  - a. Who: VNR Membership Development
  - b. When: March 31<sup>st</sup>
2. Communicate expectations to prospects and membership
  - a. Who: Noble Ruler
  - b. When: Before extending a bid & the beginning of every semester
3. Fully utilize the brotherhood program
  - a. Who: VNR Membership Development
  - b. When: March 31<sup>st</sup>
4. Establish a regular schedule of Brotherhood events
  - a. Who: Noble Ruler
  - b. When: At least once a month
5. Recognize excellence privately and publicly
  - a. Who: VNR Membership Development
  - b. When: Ongoing

## **Goal Statement for Recruitment**

To foster an environment that creates a desire for all eligible men to join Alpha Gamma Rho.

### **Action Steps for Recruitment**

1. Aggressively seek out men with outstanding potential in scholarship, leadership and service.
  - a. Who: VNR Recruitment
  - b. When: Ongoing
2. Conduct a Chapter recruitment school
  - a. Who: Recruitment Committee
  - b. When: Beginning of every semester
3. Develop an engagement plan for alumni involvement
  - a. Who: VNR Recruitment
  - b. When: April 30<sup>th</sup>
4. Set semiannual recruitment goals
  - a. Who: Recruitment Committee
  - b. When: Beginning of every semester
5. Utilize all our resources
  - a. Who: VNR Recruitment
  - b. When: Ongoing
6. Investigate possible use of personality test
  - a. Who: VNR Recruitment
  - b. When: April 30<sup>th</sup>
7. Reevaluate the contract to live in house
  - a. Who: EC and Alumni Board
  - b. When: March 31<sup>st</sup>

## Goal Statement for Property Agreement

To create and maintain a high quality group living experience for undergraduate members that reflects the pride and traditions of alumni; and delivers positive value.

### Action Steps for Property Agreement

1. Define the parameters of a high quality group living facility
  - a. Who: Facility Subcommittee w/one undergraduate
  - b. When: April 30<sup>th</sup>
2. Identify the treasures that alumni and undergraduate value
  - a. Who: EC and Alumni Board
  - b. When: February of 2008
3. Establish a time line for when a decision will be made
  - a. Who: Facility Committee
  - b. When: February, 24<sup>th</sup>
4. Hire a house parent
  - a. Who: EC & Alumni Board
  - b. When: April, 30<sup>th</sup>
5. Create a communication plan for alumni involvement
  - a. Who: Executive Communications
  - b. When: February, 24<sup>th</sup>
6. Confirm Building committee chairman
  - a. Who: Executive Secretary
  - b. When: February, 5<sup>th</sup>
7. Reorganize the alumni board committees
  - a. Who: Board President
  - b. When: February, 24<sup>th</sup>
8. Present a plan of action on each property
  - a. Who: Facility Committee
  - b. When: February, 24<sup>th</sup> West Property/April 30<sup>th</sup> Current

#### Greek Row Property Benefits:

1. Close to campus
2. Freshman approved
3. Sororities
4. Strong exterior
5. ?Could be bought

#### South 51 Property Benefits:

1. Off Campus
2. Lots of Space
3. Free Parking
4. Secluded
5. Already Zoned
6. Utilize the Current property
7. Delivers value

# What will we do with this plan?

1. Stick to it and execute it
2. Place the goals in the Foyer
3. Share with the chapter (Next meeting)
4. Put it on the website (Planning)
5. “Job title” the agenda