



Honoring Our Past, Inspiring Our Future
THE CAMPAIGN FOR COLORADO GAMMA

Red Door House Corporation • P.O. Box 2051
121 East Lake St. • Fort Collins, CO 80522-2051

Address Service Requested

January 16, 2015

Dear Brother,

Happy New Year! On behalf of the Colorado Gamma alumni volunteers, we wish you all the best. We hope you have enjoyed the past newsletters and are excited about the plans in place. This update will focus on some key developments since our last communication.

University Relations and Chapter Reinstatement Planning

Colorado State University leadership continues to be engaged and supportive of our mission to renovate 121 East Lake Street and re-install the chapter. We meet with CSU Director of Greek Life Lindsay Sell on a regular basis, who is also a CSU Kappa Alpha Theta, and we have touch points with Dr. Blanche Hughes, Vice President for Student Affairs, and University President Dr. Tony Frank, as well.

Lindsay Sell, CSU Director
of Fraternity and Sorority

"I AM EXCITED FOR THE
SIGEP CHAPTER'S RETURN
TO CAMPUS; WE ALREADY
HAVE IT ON OUR PLANNING
CALENDAR FOR 2018."

In our most recent meeting with Lindsay Sell, we focused on the steps and requirements leading to chapter reinstatement. Lindsay spoke highly of the Sigma Phi Epsilon National Fraternity and said she was impressed by the dedication and commitment of CSU SigEp alumni.

Everything is on track for chapter reinstatement in 2018 and we will continue to meet with Lindsay each semester to ensure a smooth process for Colorado Gamma's return. We are helping plan for the CSU Greek Centennial, which is also Colorado Gamma's Centennial, and staying active in the Greek community.

Construction Planning and Leasing

Mitch Christ '79 is overseeing the construction team, which meets weekly to work through the details and engineering for our project. The Fort Collins Historic Preservation Committee supports our plans and a dialogue with City of Fort Collins Planning and Zoning has defined the schedule and presented new challenges.

Because 121 East Lake Street has been in continual use since before Fort Collins implemented many of the current zoning requirements, it has been granted non-conforming use from Fort Collins zoning. This non-conforming use has been critical in allowing us to avoid prohibitive requirements like off-street parking.

Fort Collins land use codes dictate that our non-conforming use status will be terminated if we leave the property vacant for more than one year. We must also show that the property is continually being used as Colorado State University recognized Greek housing. We reached an agreement with Theta Chi Fraternity in December to lease 121 East Lake Street for the spring 2015 semester. The Theta Chi chapter will be using the main floor and basement study room, and two undergraduates will live in the house mother's suite.

We are fortunate to have reached a mutually beneficial arrangement with Theta Chi. Theta Chi has more than 60 members and is highly regarded in the CSU Greek community.



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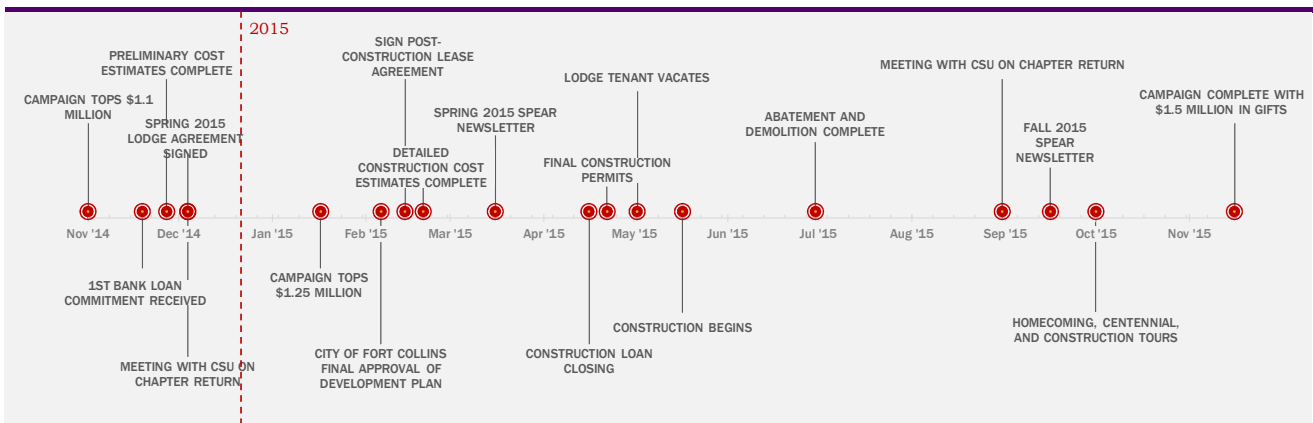
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Theta Chi will move out of 121 East Lake Street in May and construction will commence on June 1. When construction is complete in May 2016, a fraternity or sorority will move in to use the property until the SigEp chapter returns and is ready to re-occupy the house.

Cost Estimates and Schedule

We continue to develop our cost estimates and construction planning to be ready for the June 1 construction start. Construction costs in Fort Collins have been on the rise since our project began. We anticipate needing to increase our construction budget by as much as \$300,000 to complete the project as planned.

Project Milestones through 2015



Financing and Campaign Support

We received a commitment letter for both construction and a long-term mortgage from 1st Bank on December 4, offering favorable terms for both loans. We are evaluating a second level of financing to cover the escalating cost construction beyond what is raised by the capital campaign.

Our campaign goal is \$1.25 million and we've done well thanks to the support of 124 brothers. We hope to exceed our campaign goal and reach \$1.5 million and avoid additional financing. The 1960s era is setting the pace with 39 brothers supporting the project. We need every era to step up participation in the number of brothers supporting the project.

Thanks again to the 124 brothers who have already made a gift or pledge. Gifts of all sizes are appreciated and we hope you will consider making your gift or pledge today if you have not already done so. Campaign updates are also available at www.CSUSigEp.org. As always, we welcome your questions and feedback.

Fraternally,

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