



PI KAPPA ALPHA ΕΔ

Investing in the Future of our Brotherhood

Investing in the Future of Our Brotherhood FAQs

1. How is Epsilon Delta doing now?

They are easily the best fraternity at UNT with over 100 members, including representatives in organizations campus-wide. In fact, at Convention this year they brought home many awards: 100+ Man Chapter, Alumni Advisory Board of the Year (for the second time), and for the fourth time, the Pi Kappa Alpha Raymond Orians Excellence Chapter Award that is reserved for the best chapters in the nation. Not too bad for being re-chartered in 2008.

2. What is the estimated cost to build a new house?

Fraternity and sorority houses across the southeastern United States currently range from \$3.5M - \$8M and sleep 24-48 men. The youngest fraternity houses built on UNT's campus are Theta Chi (2010) and Sig Ep (2004) which cost approximately \$1.5M and \$1M respectively and are already riddled with problems that will cost more to fix in the long run. We do not want to be in the same situation. Our estimated cost to build is quoted at \$2M. This is a conservative amount. Obviously we will save where we can, but this is more than just a residential house for one family to live for the next 25 years. It requires more stable reinforcement as the rough equivalent of 6 average sized families will live in it every year. We want this house to reflect the quality of our men and for it to be something active, alumni and the school can be proud of for years to come.

3. If the cost to build is \$2–2.5M and the campaign is to raise \$1.2M, how does the funding work?

Short answer: interim financing. For the initial build there is a 5-year construction loan that will be secured. The \$1.2 million in 3–5 year pledges secured by the campaign will ensure cash flow in order to pay down this debt and a longer-term mortgage will be granted for the remaining \$800,000 - \$1.3 million. This will be serviced by the rental income of the house. This is standard for fraternity houses across the country at this time.

4. How big will the house be and how many men will it sleep?

The house will be approximately 15,000 square feet which will include 24 single-occupancy bedrooms, common areas for dining, studying, meetings, and social spaces for gathering and entertainment.

5. Where will it be located?

The Pi Kappa Alpha house will be the first house built according to UNT's Greek Life Vision on the north side of Maple Street between S. Welch Street and Bernard Street in Denton across from the current Fraternity Row.

6. When will the house be move-in ready?

The date is subject to change based on the progress made with the university and also with the campaign, but right now the goal is for the house to open prior to the start of the 2016 fall semester.

7. Will there be a resident advisor?

It is our intention that there will be a resident advisor.

8. How can I donate to the campaign?

There are a few different options for contributions toward the campaign. We ask that you consider making a multi-year pledge (a recurring gift over 3-5 years). To complete this, please contact our campaign manager Jayci Giaccone at 713-882-7752 or jayci.giaccone@pursuant.com so that she may assist with a quick form.

Credit/debit card: We are able to facilitate automatic annual, quarterly, monthly, or one-time drafts. For one-time gifts, you can go online at northtexaspiques.org and click the Make A Gift button. For recurring, please contact our campaign manager Jayci Giaccone.

Check: If you would like to make a multi-year commitment and pay by check, please let Jayci know so that she can set up reminders to be sent annually. Please make checks payable to Green Acorn Holdings and mail them to Epsilon Delta House Corporation, 13155 Noel Rd, Suite 100, Dallas, TX 75240.

9. Can I give monthly?

Absolutely! We will do what we can to accommodate whatever giving schedule is most convenient for you.

10. How does a multi-year pledge work?

We ask for a 3–5 year commitment because it eases the pressure of giving a larger amount all at once, which has allowed many brothers to comfortably give more. It also greatly assists in the cash flow for the house construction and financial planning.

We can set up an automatic payment (annually, quarterly, monthly) on a credit/debit card or send you annual reminders if you prefer to pay by check.

11. What about tax deductibility and how does that work?

The Epsilon Delta House Corporation is qualified as a 501c(7) tax exempt not-for-profit organization. However, the IRS does not view contributions made toward the building of fraternity and sorority housing as worthy of tax deductibility despite their educational purpose. Unfortunately, we are not able to offer tax benefits at this time. For gift consideration of \$25,000 and higher, please contact our campaign manager, Jayci Giaccone at 713-882-7752 or jayci.giaccone@pursuant.com for further discussion of this issue.

12. What happens to my money and my pledge if the house is not actually built?

With campaign co-chairs like Brint Ryan (chairman, UNT System Board of Regents) and Ernie Kuehne backing our efforts, we feel confident that we have the resources and acumen to gather enough contributions from our alumni base. We only foresee an outcome in which your contribution would go toward a new home for Epsilon Delta on the timetable we have proposed.

However, in the instance that our goals are not met and the house does not get built, you have the following options to consider:

- 1) Redirect your pledge to the Pike Foundation, specifically earmarked for Epsilon Delta scholarships.
- 2) Continue giving to the House Corporation for recruitment, scholarship, or general funding.
- 3) Redirect your gift to Epsilon Delta's Alumni Association.
- 4) Terminate your pledge.

13. Do/Will we own the land? What happens if the chapter is expelled from campus?

The university will own the land and we will have a negotiated lease agreement that specifies all of the potential circumstances and our options thereof. Directly from the standard lease agreement, they are the following:

1. Buyback Option: If the House Corporation decides that the best option is to sell the house to the university, then the university will pay the greater of (a) the exact amount owed by the House Corporation to all lien and mortgage holders, or (b) 100% of the appraised fair market value, to be determined by taking the average of two appraisals conducted by MAI-certified appraisers, with each party choosing one appraiser. If there is no lease or mortgage at the time then the university will exercise option (b).
2. Sublet Premises: The House Corporation may elect to sublet the fraternity house to another suitable fraternity or student organization, provided such sublease is consummated within a period of 1 year from the date of expulsion and provided the sublease is approved by the University, for which approval shall not be unreasonably withheld.
3. Assignment or Sublease to University: The House Corporation may elect to sublet the fraternity house to the University.

14. Does Pi Kappa Alpha Fraternity have an obligation to petition for Epsilon Delta to return to campus in the situation that they have been expelled?

Yes. But with a two-time national award-winning Alumni Advisory Board of the Year providing consistent guidance, an expulsion is highly unlikely.

If you have any other questions or comments, please direct them to the Contact Us section on our website, www.northtexaspikes.org. We look forward to hearing from you.