



THE PARTHENON

Official Newsletter for Alumni of Alpha Zeta Delta of Chi Psi February, 2024

Lodge Refinancing on the Horizon as Zeta Delta Lodge Campaign Winds Down



By: Jeremy Doser,
ZΔ '97

First of all I'd like to say that I'm proud to be the newly elected president of the Alpha Zeta Delta Alumni Board. I'd like to thank Matt Hess

for all the hard work and effort he put in as president and for continuing to serve as secretary. I'm fortunate to have two former presidents serving on the board in Matt Hess and Randy Mason and appreciate their guidance thus far.

We have a big year ahead of us, and our most important objective will be refinancing the mortgage on the Lodge. When we purchased the Lodge at 710 West Ohio in 2019, we did so with a 5-year commercial loan that is typical for our situation. This type of loan is amortized as a 20-year loan with the remainder of the balance due at the end of the five years. Our five years is up in June

2024 and so we need to refinance into another loan. Our goal now is to raise funds to pay down a significant portion of the loan when we do so.

Now I can hear you thinking "What about those interest rates, Jeremy?", and yes, the timing isn't great. But we also have a few things working in our favor.

First, over the course of the last 4 ½ years we've been able to reduce the amount we owe from \$850,000 to \$700,000 by making normal payments and making additional payments to the principal when able. Second, we bought the Lodge before housing prices surged, or else we could be looking at an even bigger loan. Third, and most importantly, we plan to raise enough money to minimize the effects of higher interest rates and lower our monthly payment.

And that, Brothers, is where we all come in.

In the next six months we have the opportunity to help secure the future of Alpha Zeta Delta at the University of Illinois. My vision for the Lodge is not just to survive. I want the Lodge to *thrive*. A successful capital campaign would help us to keep the Lodge in

great shape while also building reserve funds for the big-ticket items that invariably come with owning a 100-year-old Lodge. We already took care of a big one this past summer, replacing the roof to the tune of \$90,000. Although we don't have any big expenditures on the horizon we never know when one might pop up.

We were very fortunate to receive the generosity of many of you when we bought the Lodge. And there continue to be Brothers who go above and beyond to give both their time and money to ensure the Lodge's success. But in this case, we need everybody on board. If you have given before, I thank you and humbly ask you to give again. If you haven't given in a while, I'd ask you to join us in our task.

For many of you, this is not the Lodge you remember from your time in school, but it is the Lodge. I believe I was the only Brother in the last 100 years to join Alpha Zeta Delta when they didn't have a Lodge. Although I cherish those tough times, I'm glad that nobody has to experience that now. For the first time in many years, we control our own future.

Alumni Corporation Board of Directors

Jeremy Doser, ZΔ '97
President

Chip McConville, ZΔ '89
Trustee

Christian Hausman, ZΔ '26
#1, Undergraduate Trustee

Steven McFarlin, ZΔ '96
Vice-President

Paden Thomas, ZΔ '14
Trustee

Ash Brodnansky, ZΔ '26, #2
Undergraduate Trustee

Matthew Hess, ZΔ '00
Secretary

Cameron Wall, ZΔ '11
Trustee

Alec Loessy, ZΔ '26, #3
Undergraduate Trustee

Randy Mason, ZΔ '96
Treasurer

Bobby Ennesser, ZΔ '06
Trustee

Riku Kanzaki, ZΔ '26, #4
Undergraduate Trustee

Report from the #1: Christian Hausman, ZΔ '26



By: Christian Hausman,
ZΔ '26, #1

I'd like to begin by introducing myself since I have yet to meet many of our esteemed alumni. My name is Christian

Hausman and I am a sophomore in Mechanical Engineering with a minor in German. I've been involved with a few outside student organizations over the past year and a half, including Illini Solar Car and 3I design magazine, but have been giving more time to the Lodge as of late as a steward and historian. Serving as historian provides one with a phenomenal view of everything happening at the Alpha Zeta Delta; after all, you need to document nearly every event at the Lodge.

Recruitment in the Spring of '23 saw four new gentlemen join the Brotherhood, all of which immediately took on roles in the

Lodge ranging from recruitment to event planning to scholarship. Our dunk tank philanthropy event organized by Wes Hollenberg at the end of the spring semester was a massive success, raising over \$900 for United Way of Champaign and becoming an all-around favorite event within the brotherhood. A sock drive and open auction set up by Ronit Kumar in the fall each pushed our philanthropy efforts further, along with new service hour requirements for the brotherhood in the coming semester.

Over the summer our delegates for the 2023 Convention brought the spirit of Alpha Zeta Delta with them to Atlanta, GA and returned with new bonds with our brothers at Georgia Tech, while their discourse related to rituals and traditions brought new ideas back to the

Lodge.

Under the leadership of our fall recruitment chair Alex Kania, we initiated seven new brothers. Just like the previous class, these gentlemen are among the finest the Lodge has seen with nearly all becoming immediately involved in a non-executive position for the upcoming semester. Everyone at the Lodge is incredibly excited to see new leaders emerge from these outstanding brothers after seeing their dedication over the past four months. Academics continue to be a point that the Alpha is improving on, with our fall scholarship chair Alec Lo-

essy being incredibly proactive with the brotherhood to provide guidance and encouragement as brothers work through their courses. We continue to emphasize our fraternity GPA as a recruitment tool, so improvement is always on the forefront with new initiate Luke Bielawski leading the charge as the upcoming scholarship chair. With changes to the by-laws from the previous executive board, the

brotherhood is primed to continue on a path of excellence with new requirements for involvement in registered student organizations and minimum service hour requirements for each brother. Our previous #1, Dan Anthony, has done an amazing job at keeping the brothers motivated and has kept the happenings within the Lodge smooth over the past year. I'm excited to serve alongside him (our new #5) on the newly elected executive board to oversee further improvements to Alpha Zeta Delta and uphold arguably the strongest brotherhood at UIUC. Please do not hesitate to reach out to me; I am eager to put a face to many names and share the gratitude the brotherhood has for our many alumni.



The Zeta Delta Brotherhood poses for a photo outside the Lodge following Initiation on December 3, 2023.. Seven new Brothers joined the Bonds of Brotherhood that day.

New Location Chosen for Founders' Day

*Jim Hastings, ZΔ '74 to Deliver
Keynote at the Hilton Rosemont/
Chicago O'Hare on May 18*

Mark you calendars now to attend this year's Founders' Day Banquet! This year's event will take place at the Hilton Rosemont/Chicago O'Hare on Saturday evening, May 18, 2024, from 5:00 - 10:00 p.m.

The Founders' Day Banquet is Zeta Delta's preeminent event every year. It provides alumni and undergraduate Brothers, and their guests, an opportunity to gather and reconnect with one another, enjoy a nice dinner and some drinks, and celebrate the passing of another year. Seeing that one of the reasons we all joined Chi Psi was to help each other be just a little stronger, just a little happier, and just a little more sensitive to the finer things in life, we like to hold our annual celebration in a more formal setting.

This year's banquet will be especially momentous, as we plan to celebrate the conclusion of the Zeta Delta Lodge Campaign. Helping us do so will be our keynote speaker, Jim Hastings, ZΔ, '74. Brother Hastings played a crucial role in helping us achieve our fundraising goal during Phase 1 that allowed us to complete the Lodge purchase in 2019. He has been a stalwart member of our alumni body, we could not be more excited to break bread with him and hear what he has to say on May 18.

As always, the Founders' Day Banquet will also provide an opportunity for us to recognize alumni and undergraduate Brothers who have gone above and beyond for our beloved Alpha. This will include giving out the H. Seger Slifer Award (formerly known as The Senior Award), which was established in 1924 and is awarded annually in memory of Brother H. Seger Slifer, E 1912, who served as #7 from 1961 - 1967. The award is presented to a senior brother in the Alpha based upon his scholarship, activities, fraternal service and exhibition of Chi Psi conduct.

We sincerely hope that you join us on May 18 for this momentous occasion. For more information, or to register, please visit www.AZDChiPsi.org.

Big Changes for Zeta Delta's Alumni Leadership

New Corporation Board Elected; Advisory Board Established

By: Matthew Hess, ZΔ '00

As is our tradition, a new slate of alumni leaders was elected at this Fall's Alumni Reunion weekend at the Lodge.

Jeremy Doser, ZΔ '97, was elected President after serving as Vice-President for the past four years. Brother Doser, whose Chi Psi journey began when he and a group of Brothers trained up to Evanston in a snowstorm to initiate him at the Epsilon Delta Lodge following the sale of the old Lodge at 912 South Second Street, takes over an alumni board whose primary objective will be overseeing the management and maintenance of a \$1.65M property.

Filling the role as Vice-President will be Steve McFarlin, ZΔ '96, who returns to the board after having previously served for many years as trustee. Brother McFarlin successfully ran the Temple Hoyne Buell Memorial Scholarship program for many years in the late 90's-early 2000's, and his experience in Chi Psi will be leaned on heavily.

Filling out the board this year will be Matt Hess, ZΔ '00 (Secretary), Randy Mason, ZΔ '96 (Treasurer), Chip McConville, ZΔ '89 (Trustee), Bobby Ennesseer, ZΔ '06 (Trustee), Cam Wall, ZΔ '11 (Trustee) and Paden Thomas, ZΔ '14 (Trustee). Additionally, the newly elected #1 - #4 will also serve as undergraduate trustees: Christian Hausman, Ash Brodnansky, Alex Loessy, and Riku Kanzaki.

Alumni Advisory Board Established

In addition, a new Alumni Advisory Board (the "AAB") has been established to help oversee the Alpha and provide the undergraduate leadership with advice and guidance moving forward. The AAB will be chaired by Daniel Abel, ZΔ '18, and it will be staffed by several other new alumni Brothers.

For many years, the Chi Psi Central Office has recommended that Alphas adopt a two-board structure. As the CO has explained:

"[T]he needs of Chi Psi's undergraduates have changed in recent years, and many Alumni Corporations find themselves lacking the bandwidth to manage a property and provide the support our young leaders need to succeed. The litigious climate in which Alphas operate today compounds this difficulty and necessitates a new group of alumni to

help the Corporation manage all that must be done.

From this need for additional support came the development of Alumni Advisory Boards. In a two-board model, the Corporation focuses on maintaining the property and related issues, the Advisory Board focuses on facilitating the undergraduate experience, assisting with conflict resolution, and bridging the gap between undergraduates and the general alumni constituency.

This model helps prevent the overextension of any one board by dispersing the many necessary activities throughout. It provides a shield from liability exposure and ensures that undergraduate advising, a high-level need for undergraduates today, is prioritized. Finally, it provides an opportunity for specialization and allows alumni to focus on specific areas of the Chi Psi experience that interest them the most."

Now that Zeta Delta owns its own Lodge, the Board felt that its fiduciary duty required it to do whatever is necessary protect the Corporation's investment. This meant transitioning to the two-board model. The Board has therefore chosen to offload its responsibility for providing advice, guidance and oversight of the Alpha to the newly-formed AAB.

Moving forward, the function of the Corporation—of which most everyone reading this is a member—will be limited to (1) owning, operating and managing the Lodge property; and (2) hosting alumni events and communicating with alumni members. The Corporation will have no responsibility for overseeing the way the Alpha operates aside from implementing and enforcing its risk management policies and other Lodge Rules.

As president of the AAB, Brother Abel will be responsible for staying in contact with his undergraduate counterpart, the #1. This will include assisting with officer transitions, ensuring that the #1 is excelling in his job responsibilities, and serving as a sounding board to answer questions and provide guidance whenever necessary. The rest of the members of the AAB will have the same duties and responsibilities with respect to their undergraduate counterparts. The other AAB members are: Charlie Gordon, ZΔ '22 (#2/#3), Noah Jon, ZΔ '22 (#4), Michael Rivkin, ZΔ '20 (Scholarship), Sam Hoffmann ZΔ '23

(Recruitment), Zach Junk, ZΔ '22 (Brotherhood/Social), and Evan Fouts, ZΔ '21 (Rituals and Traditions).

Stability and Vision

The AAB will also provide stability and maintain vision for the Alpha. All fraternities are prone to inconsistent performance from year to year in part due to the brevity of the undergraduate experience and the fact that they are managed by 18 to 21-year-olds. In this environment, in order to ensure a consistent level of excellence (as is our goal), stability must come from constant contact and comprehensive communication. While advisors are not expected to maintain a daily presence, the AAB as a whole intends to be present frequently.

An excellent Alpha must also own and maintain a vision, and the AAB will assist it in doing that. All activities of the Alpha should tie into the purposes and direction detailed in the vision, and it should be reinforced regularly throughout the Alpha's ranks. When the Alpha wins an important award or achieves a level of improvement that represented a significant goal, it frequently faces a period of complacency. Its vision plays an important role in combating this complacency. Advisors must be ready and present to say "congratulations" and ask "What's next? What is our vision?"

Programs for Excellence (P4E'S)

One of the most important functions of the AAB will be to oversee plan and sponsor various mentorship and training programs referred to as "Programs for Excellence," or "P4E's" for short. These can include programs designed to assist Brothers in career preparation and development, such as resume writing or interviewing workshops, or on other soft skills that Brothers should learn before they leave college, like formal dining etiquette; wine or bourbon tasting; how to dress for success; and how to invest and manage money.

Hosting a P4E program is one of the ways that you can leave a lasting impact on the lives of the undergraduate Brothers, and we are always looking for volunteers to give a talk or host a seminar. If you are interested in hosting a P4E, please email the AAB directly at AZDAdvisoryBoard@gmail.com.



In the Spotlight:



Matthew R. Hess, ZΔ '00

By: Matthew R. Hess, ZΔ '00

This edition of "In the Spotlight" is going to be a little different than most because I'm going to do something I'm normally not very comfortable doing: talking about myself. Two reasons for that. First, I'm short on content for this semester's edition of the Parthenon. Second, and more importantly, it occurred to me that while you've all seen my name and read my emails and articles over the last several years, I've only gotten to know a very small percentage of you personally during my time on the Alumni Board. As I step back from serving as president for the final time, I figured now is as good a time as any to reintroduce myself.

I grew up in a village called Merrionette Park, a small suburb near the South side of Chicago. Like our new president, Brother Doser, I was the only member of my pledge class back in the Spring of 1997. At that time, Zeta Delta's Lodge was a small house at 908 South Lincoln Avenue we referred to as "Gabe's Place." It was a dump and it was small, but it was big enough for the guys to host a Monday Night football party at the beginning of the Fall semester. I had my first beer that night.

I was introduced to the Lodge by a friend of mine from Marist High School named Jason Balcauski (aka "Beertrough"). Brother Balcauski was introduced to the Lodge after having been a finalist for the Temple Hoyne Buell Memorial Scholarship. He didn't win the scholarship, but that didn't faze him. He pledged, and introduced me to the men with whom I would become lifelong friends. I'll be forever grateful to Beertrough for doing that.

Later that year, the Lodge hosted a Super Bowl party during rush which I attended. There was a squares pool that I entered, writing my name ("Matt Hess") in a few of the squares. Lo and behold, I won the first quarter. When Dave St. Peter (or was it Jason Bowen?) grabbed the board to see who won, he turned to the crowd and dryly asked, "Who the hell is Meat House?" From that day forward, I had a new nickname—the only name by which many Lodgers know me. When Kevin O'Neill gave me a bid a few weeks later, the answer was an easy yes.

The reason I decided to join the Lodge is not much different than some of you. I was a shy kid in high school and did not have many friends. I didn't go to parties or get in trouble. I was overweight, didn't excel in sports, and had very over-protective mother who rarely let me out of her sight. I knew when I started col-



lege that on top of pursuing an education, I needed to learn how to socialize, and I needed to make some friends.

In comparison to some, I'm sure my childhood was not a bad one, but it also wasn't great. I was an only child, and didn't realize until I was older - much older - just how toxic and volatile a household I grew up in. As I got older and spent time on the couch, I realized that I've struggled with depression for most of my adult life. At the time, I just thought that I was sad and inadequate.

The Lodge filled a void in my life. I met a group of men who accepted me for who I was. They genuinely liked me, supported me during hard times and celebrated with me during good times. I felt at home in that old Lodge on Lincoln Avenue.

After that semester, Zeta Delta moved to its next temporary Lodge - the Alpha Chi Rho house at 311 East Armory. To me, this will always be my Lodge, just as the building at 912 South Second Street will always be your Lodge. Some of the best times of my life were had in that building.

That was also a time that marked a

growth spurt for the Alpha as a whole. When we moved into 311 Armory, there were 14 active Zeta Delta Brothers, 10 of whom chose to live in. By the time I graduated in May, 2000, our active roster was over 30. Our achievements were recognized at Chi Psi's Annual Convention that year when we received the Founders' Trophy. Celebrating on Beale Street in Memphis with a large contingent of Zeta Delta actives and alums is one of my most cherished memories to this day. (Putting down a Filthy Diablo at Dyer's at 2:00 a.m. later that night however...not so much.)

Like many of you, I went to law school after graduation. I attended Chicago-Kent College of Law and earned a J.D. in May, 2003. I didn't go to law school for any virtuous reason, however. I simply didn't know what I wanted to do with the rest of my life. I always enjoyed following politics (I graduated with a B.A. in Political Science and Finance), so I figured law school was the logical next step for me.

I didn't have a job lined up after I passed the bar. During law school, I clerked for a personal injury firm and gained a great deal of experience in the courtroom (more than I probably should have). They offered me a job which I declined, having decided that litigating car accidents and slip and falls was not what I wanted. I ended up working for a couple of different firms that specialized in medical malpractice. After several years of billing my 2,100 hours a year, I decided to leave the med mal world and take the leap that every lawyer has at least thought about—starting my own firm.

Today, I own Hess Law Firm, LLC, located in Naperville, Illinois. I focus in the areas of estate planning, probate, and contested estate and trust litigation. I find joy in running my own business and helping clients through some of the most difficult times of their lives.

I live in Plainfield with my wife, Laura. We met when we were older, so having kids isn't something that's in the cards for us. But we love spending time with our niece and nephew (who will hopefully be a part of the Fall 2029 pledge class), as well as our cats.

We got married in 2019, right before the world shut down due to Covid-19. I may be biased, but I think our wedding

Phase 2 of the Zeta Delta Lodge Campaign Enters Home Stretch

By: Matthew R. Hess, ZΔ '00

Five years ago, Brothers Dave Romero, Paul Parks and I wrote to all of you to inform you of the launch of a capital campaign we called "Restoring Excellence: The Zeta Delta Lodge Campaign." In that letter, we laid out the case for purchasing a new Lodge that Alpha Zeta Delta could permanently call home. The opportunity to purchase the Delta Zeta sorority house had presented itself, and with it a unique opportunity to utilize almost all of the funds realized from the sale of the old Lodge at 912 South Second Street to fund the purchase given the large amount of space that could be dedicated to educational purposes. After studying our options and doing our due diligence, the three of us, along with the entire alumni leadership at the time, felt that utilizing that money to help purchase the building was a risk worth taking. At a special meeting of the full Corporation membership held on March 30, 2019, the membership agreed.

As we discussed that evening in Naperville, the approximately \$550,000.00 that remained with the Educational Trust would not be enough to fund the purchase of the Delta Zeta house. We entered into an agreement to buy the building for \$1.65M, realizing that a major capital campaign would be necessary in order to complete the ambitious deal, which had to close by the end of May, 2019. The timing was not ideal.

In order to pull it off, we would need

to break up our capital campaign into two phases: Phase 1 was a sprint, where we tried to raise as much money as possible for a down payment before closing; Phase 2 would be a marathon where we would slowly raise money over a 5-year



period so that when our loan matures in June, 2024, we would be able to pay off the majority of the principal.

Time flies when you're having fun. June, 2024 is right around the corner, and we now find ourselves in another sprint. We've continued to raise some money over the past 4 years, but not nearly enough. And with interest rates where they are today, it's imperative that we pay down the principal if we are going to keep our monthly mortgage payments manageable. To do that, we are again asking for all of you to help so that we can cement our legacy of leaving a permanent Lodge for future generations of Zeta Delta Brothers.

The original loan we secured was a standard commercial loan amortized over a 20-year period, with a balloon

payment due at the end of 5 years. Our interest rate in 2019 was 5.75%, which we subsequently renegotiated down to 5% in 2022.

We originally financed \$850,000 and put down \$800,000. Over the past five years, we've chipped away just over \$150,000, and have about \$700,000 left to refinance this time around. Were we to do that today, we would be facing an interest rate of 9.5%. Needless to say we need to do one more round of fundraising quickly if we are going to keep our monthly mortgage payments manageable without raising rent so much that it deters undergraduates from living in. Phase 2, or the Mortgage Reduction Campaign, has already begun, and you will be hearing from members of the alumni leadership shortly about ways that you can contribute.

Our goal is to raise another \$300,000 before we refinance. To do that, we have a group of generous and dedicated Brothers who have agreed to match all donations generated between now and the Founders' Day Banquet on May 18, 2024, up to a total of \$150,000.00. There will never be another opportunity to make a greater impact on the future of Alpha Zeta Delta than by participating in the 2024 Matching Challenge.

If you have already donated to the Lodge Campaign, thank you. Please know that we would not be asking again if it was not of critical importance. We appreciate everything you all have done to help leave a lasting legacy for our beloved Alpha Zeta Delta of Chi Psi.

Hess

(Continued from page 4)

down in Nashville, Tennessee was the best Lodge event I've ever been to. I was honored that so many of you made the trip to celebrate our special day with us. To everyone who was there that day, thank you from the bottom of my heart. I cherish my friendship with all of you, and whatever curveballs life throws our way, that will never change.

In my spare time, you can usually find me on a golf course, handicapping a horse race or manning a smoker. I'm a big fan of Chicago and Illini sports. Being a South sider, following the White Sox was my religion growing up. The owner of the team makes it hard to be a Sox fan these days, but they'll always have a soft spot in my heart.

As far as my involvement in the Lodge goes, that will always be important to me. The Lodge has played a major role in shaping the person that I've become. The happiest moments of my life have been shared with men (and women) I first met at the Lodge, as have some of the saddest moments of my life.

Not everyone's story is like mine. There are certainly those who joined the Lodge for very different reasons, and when they graduate they don't give it a second thought. I don't begrudge anyone for that. Everyone finds their identity and meaning in different places.

I stay involved on the Alumni Board, and have worked so hard to ensure that the Lodge continues to thrive on campus, so Zeta Delta may continue to exist for those who grow up in similar situations as myself - those searching for their place in the world, for affirmation that they matter, and a safe place to discover themselves and connect with and grow with others. The Lodge was that place to me. I want it to be that place for whoever needs it for generations to come.



Alpha Zeta Delta of Chi Psi
45 Rutledge Street
Nashville, TN 37210

Change Service Requested

SAVE THE DATE

For Alpha Zeta Delta's Annual Founders' Day Banquet

Featuring Keynote Speaker Jim Hastings, ZΔ '74

Date: Saturday, May 18, 2024 Time: 5:00 p.m.

Registration for Alumni and Guests: \$125 Per Person

Registration for Undergraduate Brothers and Guests: \$60

Hilton Rosemont/Chicago O'Hare

5550 North River Road

Rosemont, Illinois 60018

Register Today at www.AZDChiPsi.org

BLACK TIE OPTIONAL

Event Schedule

- | | |
|---------------------|---|
| Apr. 19-20 | Initiation
<i>Zeta Delta Lodge</i> |
| May 18 | Founders' Day Banquet
<i>Hilton Rosemont/Chicago
O'Hare</i>
5550 North River Road
Rosemont, IL |
| Jul. 31 -
Aug. 4 | Chi Psi's 183rd Annual
Convention
<i>Alpha Nu</i>
Minneapolis, MN |
| Aug. 24-25 | Temple Hoyne Buell
Memorial Scholarship
Interviews and Alumni
Board Meeting
<i>Zeta Delta Lodge</i> |
| Sep. 13-15 | Homecoming
<i>Zeta Delta Lodge</i> |

For Information and Updates, see
www.AZDChiPsi.org