



BUILDING THE FUTURE OF GAMMA CHAPTER

The Campaign for Alpha Gamma Sigma

Important Update from Alpha Gamma Sigma

Alpha Gamma Sigma Alumni, Actives, and Parents,

We hope this finds you and your family safe and well. Since our last communication the world has changed, and it continues to change daily. As we all find our way through the pandemic and related economic issues, we wanted to update you regarding the chapter house project, specifically our fundraising efforts to date; the impact of COVID-19 on the project; and the current options under consideration.

The Gamma Chapter remains strong and continues to produce outstanding leaders at the University of Nebraska, both in the Greek system and the broader campus. The alumni leadership remains committed to ensuring the men of Alpha Gamma Sigma have a modern, safe, and comfortable chapter house--one that will continue to attract and develop the best young men for years to come.

Fundraising

We need your help and support to ensure the fraternity's continued success. Thanks to the leadership, vision, and generosity of dozens of actives, alumni, parents, and friends, we've raised \$1.9 million toward our goal of \$2.5 million by December 31, 2020. A huge THANK YOU to all who have stepped up in support of our future. A list of donors is [here](#).

However, only 23% of our alumni have contributed, and a less than 1 in 4 participation rate will make it very challenging to achieve the goal. If you have not yet committed, please contact a campaign committee member to discuss your pledge. Contact information is located [here](#). You may also give online [here](#).

The pledges and donations to date allowed us to secure a \$3.5 million loan commitment from Union Bank and Trust, retain Hampton Construction, and lease alternative housing for the actives through the 2020-21 school year during the construction process. We planned to start construction May 8, then COVID-19 hit, and all bets were off.

COVID-19

The pandemic has upended businesses, schools, and lives. COVID-19's unclear impact makes financial planning and ambitious construction untenable at this time. Without better clarity regarding the pandemic's impact, we were not willing to risk the Fraternity's assets, so we put the loan and project on hold. In the last two months the Alumni Board of Directors, Alumni Building Board, and Chapter Executive Board have worked tirelessly to study the situation, react, adjust course, and identify the best and safest options for the men and the long-term future of Alpha Gamma Sigma. We don't know what college (or Husker football) will look like in the fall, but under any circumstances, our chapter needs a new home.

We also can't predict how the economy will look in four months, the impact on UNL enrollment, health and safety restrictions on shared housing, or whether we'll lose members or be unable to

recruit a full class for the fall. With all of these contingencies in mind, the alumni leadership are focused on flexible options for the continued success of the fraternity, and we remain committed to investing up to \$4.5 million toward that success.

It's imperative that we get this right, so we're taking a multi-pronged approach, leveraging the talents of many alumni. Gerard Keating '82 and John Bergmeyer '85 bring their extensive real estate and legal experience to the table. Shane Belohrad '87, Logan Schweitzer '08, and Joel Clements '97 are conducting a deep dive into our financial situation to ensure we understand current obligations and can accurately project future needs and potential scenarios. The chapter house is only as good as our ability to continue recruiting solid future leaders and citizens, so Rick Gestring '83, Kevin Yost '84, Taylor Collins '11, and Adam Brown '07 are helping the active chapter develop the strategy, messaging, and programming for this summer's rush. With the current uncertainty it's critical that we paint the picture of why Alpha Gamma Sigma is the place to be. The plan is to sign 25 new members.

Options

In the short term, we have leased the former Alpha Delta Pi house on City Campus at [1645 R Street](#)--we considered this building as a permanent solution but eliminated it due to significant renovation costs, lack of parking, and the change of campuses.

Long term, we are still considering the original plan to renovate 4001 Holdrege Street, as well as a newly discovered opportunity: to purchase and complete an existing building. We have signed a non-binding term sheet to explore the purchase of 3455 Holdrege and have 60 days to learn more about it with no obligations. We also considered new construction, but concluded the cost and time involved were prohibitive. Following is a summary of the two options:

- 4001 Holdrege was built in 1972 as apartment-style living in case the fraternity was unable to continue and had to sell it. Fortunately for all of us, that didn't happen, but it was a wise and strategic approach. The current renovation plans would update the facility throughout, and create modern, suite-style living comparable to the newest UNL residence halls. However, if we had to sell the building it may not be easily adapted to other uses.
- [3455 Holdrege](#), built in 2014, also offers a modern living experience, with flexibility similar to that created 50 years ago. The second and third floors (11,000 sq. feet each) have 28 finished apartments that can be easily modified to house 65-70 men. The street level is unfinished and provides over 7,500 square feet we would finish with a modern formal entry, collaboration and study areas, chapter room, dining room, kitchen, and house mother's apartment. Additional space on the main floor is zoned commercial and could later be leveraged into space or even a business use and operated by active members. The building has 75 off-street parking spaces. Should a worst-case economic scenario occur, the apartments could be rented or the building could be sold for traditional mixed use.

The cost of the two options is comparable, but there are many details to consider and we welcome the input and wisdom of the crowd to inform our decisions. The next *Gamma Update* will arrive soon and a redesigned Alpha Gamma Sigma website will be live by the end of May, both providing financial and design comparisons. In June we will offer a series of phone/video meetings to get your input and answer questions. Based on contracts and the overall project, we intend to make a decision by **July 15, 2020**. This also enables us to provide clarity to actives, rushees, and their families.

Alpha Gamma Sigma is a brotherhood and experience that has deep meaning and holds lasting loyalties and relationships for all of us. As a result, these can be emotional decisions. However, this critical juncture in our Fraternity's history demands that we clearly evaluate economic and business realities and select the best option for the fraternity's long-term success and well-being, while also maintaining flexibility to react to continued change.

We look forward to your thoughts and ideas as we navigate this critical process. Together we will design the future of Alpha Gamma Sigma.

Fraternally,

Gerard J. Keating '82
Campaign Chairman

John H. Bergmeyer '85
Assistant Chairman

Logan Schweitzer '08
Pres., AGS Alumni Assoc.

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