



The Sig House

A Newsletter from the Board of Grand Trustees

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The Way They Were

The Society for the Preservation of Greek Housing (SPGH) is a 501(c)3 foundation organized by 20 Greek chapters at the University of Illinois in 1988. SPGH was started as a way for Greek chapters to raise tax deductible funds for chapter house restoration to return them to the way they were when built. It has assisted 49 historic Greek chapter houses at 13 universities across the country including the Sigma Chi chapter houses at Illinois and MIT. To date, SPGH has approved almost \$29 million in grants and the chapters have raised over \$13 million toward funding those grants.

SPGH goals are to preserve, renovate and restore historic chapter houses and educate both the university communities and public at large about the historic significance of fraternity and sorority chapters. Values, traditions and friendships formed by fraternity and sorority involvement in these chapter houses during college years have contributed significantly to the success of alumni and alumnae. SPGH's mission is to help ensure fraternal structures are preserved to continue this influence and help chapters maintain the Greek community's appearance and character. This gives the house an identity and a personality. To qualify, a chapter house must be recognized and certified by a legitimate historic preservation organization.

As a benefit of membership in SPGH, a chapter may also be able to raise donations as tax-deductible for qualified restoration/renovation projects that are not for educational use.

In meeting the historic preservation standards set forth by the United States

Secretary of the Interior, SPGH will give consideration to the following priority options:

1. Identifying, retaining and preserving the functional and decorative features that are important in defining the overall historic character of the building such as masonry features, wood flooring, fireplace surrounds, exterior and interior trim features.
2. Protecting and maintaining features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
3. Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, if repairs to the features will be necessary.
4. Repairing features by patching, piecing in, consolidating or otherwise reinforcing the features using recognized preservation methods.

SPGH preservation grant applications are judged with reference to the Secretary of the Interior's **Standards for Rehabilitation** (36 C FR 67).

Grants could be awarded for:

- Restoration of Building Facade or Original Windows
- Rehabilitation of Public Spaces
- Concealed Sprinkler and Alarm Systems
- Mechanical and Electrical Systems Infrastructure Replacement
- Kitchen Fire Suppression Equipment
- Boilers and Heating Systems
- Enclosed Egress Stairways
- Original Porch and Patio Rehabilitation or Restoration

Sigma Chi Fraternity's



Affordable financing options up to \$250,000 for Sigma Chi house corporations that own chapter houses

- Chapter House Purchase
- Life & Fire Safety Upgrades
- New Construction
- Renovation
- Loan Guaranty



Ask about CCI Express for loans up to \$25,000

Less paperwork; Faster approval
Ritual Regalia Loans up to \$5000



For more information, contact robert.schock.zo@sigmachi.com

Grants would not be awarded for:

- Movable Furniture, Equipment, Carpets, etc.
- Kitchen Appliances, Cabinets, etc.
- Air Conditioning Systems
- Housing or Room Additions
- Aluminum or Vinyl Replacement Windows
- Parking Lots

For more information about SPGH, see www.spgh-foundation.org or contact Sigma Chi brother Rod Reid rod.reid@comcast.net IHSV

New Resources for House Corporations

I am very pleased to announce that your Grand Trustees have initiated several projects that will provide valuable information to help you with chapter house operations:

House Corporation Operations Manual. This manual includes “best practices” about leases, parlor fees, inspections, preventive maintenance,

governance, bylaws, budgets, fund raising plus many other subjects related to the operation of a well-run house corporation.

House Corporation Training Webinars. On November 18, 2015, the Grand Trustees hosted its first webinar titled **Principles of Fundraising** with industry expert **Patrick Alderdice of Pennington & Company**. 88 brothers attended the 75 minute webinar. On a scale of 1 (Poor) to 5 (Excellent) the presentation scored an average of 4.5 and the presenter 4.7. Based on this success, the plan is to host up to three webinars a year on a variety of house corporation topics.

Grand Trustee Profile Update. Your Grand Trustees have many talents and skills. 14 of 18 Grand Trustees are members of the Order of Constantine (Sigma Chi's highest honor for volunteer service to the fraternity). An updated profile for each Grand Trustee will soon be shared with you so that

you can take advantage of those areas of expertise.

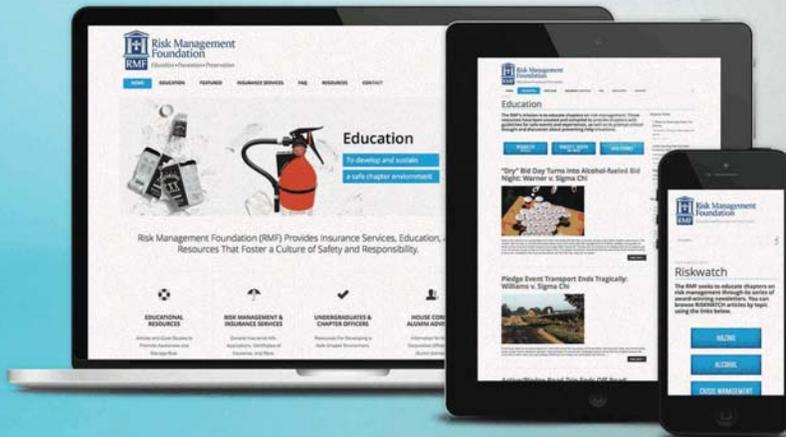
We wish all of you a successful year and look forward to your participation in the resources provided by the Board of Grand Trustees.

In hoc,
John "Tony" Flores (Chairman)
Grand Trustees Board of Directors
Order of Constantine IHSV

Are Schools Abusing Interim Suspensions?

Fraternal Law Partners has noticed a troubling trend. Public colleges and universities seem increasingly willing to impose interim suspensions on fraternities and sororities without providing any justification or a time frame for an investigation. This raises the question of how long a university can impose interim sanctions on a student group before it violates the chapter's rights to freedom of association and due process.

Announcing our new website...



RMFEducation.org

- ✦ Watch Risk Management Videos
- ✦ Read RISKWATCH Articles
- ✦ Download Checklists & Safety Tips
- ✦ Search RMF Archives

Know the Risks, Be Proactive, Develop a Plan



As a hypothetical, suppose that the Alpha Alpha Alpha fraternity chapter at Public University receives a cease and desist letter from the university's Office of Judicial Affairs. The letter reads as follows:

"The Office of Judicial Affairs received an anonymous complaint that the Alpha Alpha Alpha Fraternity may have violated a university rule. As a result, our office will begin an investigation into the matter. Until our investigation is complete, the Alpha Alpha Alpha Chapter is hereby ordered to cease and desist from conducting any and all chapter activities including but not limited to meetings, social events, philanthropy events, educational programming, and recruitment."

Aside from this letter, the university refuses to provide the chapter with any information from the complaint, any explanation of what university rules the chapter is suspected of violating, or any timeline on how the investigation will

unfold. The chapter plans to elect new officers next week, and has also scheduled its major philanthropy event for just a few weeks later. Neither of these would be allowed to take place under the University's cease and desist letter.

This hypothetical fact pattern sets up a conflict between competing rights of the chapter and of the university. There is no dispute that fraternity and sorority chapters have the right to freedom of association under the First Amendment. There is also no dispute that public institutions cannot deprive chapters of their constitutional rights without providing due process. Furthermore, it is undisputed that educational institutions have a right to impose interim suspensions prior to a hearing.

The seminal case on due process in the educational context is *Goss v. Lopez*, a U.S. Supreme Court case from 1975. While *Goss* involved secondary education, courts have applied it to the

higher education setting numerous times over the last four decades. The *Goss* Court held:

"[w]e do not believe that school authorities must be totally free from notice and hearing requirements if their schools are to operate with acceptable efficiency. Students facing temporary suspensions have interests qualifying for protection of the Due Process Clause, and due process requires . . . that the student be given oral or written notice of the charges against him and, if he denies them, an explanation of the evidence the authorities have and an opportunity to present his side of the story."

The Court then clarified that "[w]e hold only that, in being given an opportunity to explain his version of the facts at this discussion, the student first be told what he is accused of doing and what the basis of the accusation is. . . . [R]equiring effective notice and [an] informal hearing permitting the student to give his version of the events will provide a

meaningful hedge against erroneous action.” Courts have interpreted Goss to mean “there are two basic due process requirements: (1) notice, and (2) an opportunity to be heard.

Returning to the hypothetical example above, it is debatable whether the university is complying with the notice requirement of Goss. While the university did send a letter to the chapter saying it is suspected of violating university rules, it never clarified which rule. Failure to provide this information in the notice makes it incredibly difficult for the chapter to present their side of the story.

However, it is indisputable that the university has failed to comply with the requirement that the group receive the opportunity to be heard. The university has refused the chapter’s request for an explanation of the evidence against them, and has not presented the chapter with an opportunity to present their side of the story within a reasonable timeframe. This constitutes a clear deprivation of due process. If the university forces the chapter to cancel its previously scheduled elections and philanthropy events, it has faced irreparable injury. As the Supreme Court has held, “[t]he loss of First Amendment freedoms, for even minimal periods of time, unquestionably constitutes irreparable injury.”

We will continue to monitor how universities are imposing interim suspensions on fraternity and sorority chapters. Ultimately, if universities impose these sanctions while failing to comply with the requirements of notice and the opportunity to be heard, they should be held accountable in civil suits for the deprivation of rights under 42 U.S. Code § 1983, where the chapter can be awarded declaratory relief and attorneys’ fees.

*Micah E. Kamrass, J.D./M.A.
Attorney at Law,
Manley Burke, LPA IHSV*

House Corporation Resource Directory

ARCHITECTURAL & PLANNING SERVICES

Aynesworth Architects & Consultants 512.328.2272
G. Tim Aynesworth tim@aynesworth.com
PO Box 161434, Austin TX 78716 www.aynesworth.com
Architectural design and construction management.
Texas Registered Architect, Certified by National Council of Architectural Registration Board.

Hug & Associates, LLC 678.297.2929
Mike Hug mhug@HugArchitects.com
5250 Avalon Blvd
Alpharetta GA 30009 www.HugArchitects.com
Specializing in the design and renovation of fraternity housing.

Reid Studio Architecture LLC 217.390.7403
Rod Reid rod.reid@comcast.net
Chapter house renovation and construction design; collects data, analyzes project requirements, develops cost estimates; assists locating design and construction team members.

CHAPTER HOUSING DEVELOPMENT

Pierce Education Properties, L.P. 619.297.0400
Matt Maruccia, VP for Acquisitions
www.PierceEducationProperties.com National developers, buyers, owners and operators of student housing with specific expertise in Greek Housing acquisition, disposition, development, finance, etc.

CHAPTER HOUSE FINANCING

Constantine Capital, Inc. 816.300.0604
Bob Schock robert.schock.zo@sigmachi.com
Affordable financing to Sigma Chi house corporations for chapter house purchase, life & safety upgrades, new construction, renovation and loan guaranty

CHAPTER HOUSE RENOVATION & DESIGN

LAUNCH Interior Design 916.660.9856
David Leinberger C 916.769.2464
launch@starstream.net www.launchinteriordesign.com
New construction and renovation for cost effective and efficient design selections including paint colors, furniture, lighting, window & floor coverings and more.

FINANCIAL & DATABASE MANAGEMENT

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OmegaFi www.omegafi.com 800.276.6342
Chapter and alumni management tools to bill and collect dues and rent, manage rosters and records, pay bills and employees and file tax returns.

FOOD SERVICES

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Culinary Consultants Purchasing Services
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Justin Rolnick info@greekkitchenmanagement.com
www.greekkitchenmanagement.com Kitchen management program: staffing, ordering and food preparation. Cleaning products: cleaning chemicals, supplies & paper goods

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FUNDRAISING & COMMUNICATION

Affinity Connection 814.237.0481 ext 131
Greg Woodman greg@affinityconnection.com
www.affinityconnection.com Database management, website hosting/management, newsletter production, e-newsletters, fundraising assistance, donation processing

Member Planet 888.298.8845
Patrick Terrian C 310.590.4413
pterrian@memberplanet.com www.memberplanet.com
Email newsletters and text messaging, chapter websites, member database, donation sites.

Pennington & Associates 785.843.1661
Patrick Alderdice palderdice@penningtonco.com
www.penningtonco.com Capital campaign coordination, gift management, alumni relations programs, website development

The Laurus Group 770.903.3987
Bill Paris bparis@thelaurusgroup.net C 404.441.9630
www.thelaurusgroup.net Fundraising consulting specializing in capital campaigns, gift management, alumni communications, annual funds

HOUSE DIRECTOR SEARCH & SCREENING

Greek House Resource 361.450.0818
greekhs@gmail.com www.greekhouse.net
Screen, interview and placement for chapter house directors.

INCORPORATION ASSISTANCE

Grand Trustee Harvey Silverman 703.319.8806
harveyas@aol.com

Do you provide a product or service for Sigma Chi Fraternity chapter houses? Get listed in The Sig House Resource Directory! Email rich.thompson@sigmachi.com IHSV

