



## Pi Lambda Phi PA Alpha Delta Alumni Association

### House Renovation/Management Committee Meeting Minutes

Saturday, January 20, 2007

Office of Exude Benefits, 2218 Race Street, Philadelphia, PA 19103

#### Call to order

President Mike Naegele called the first meeting of the PA Alpha Delta Alumni Association House Renovation/Management Committee meeting to order at 2:00 p.m., Saturday, January 20.

#### Committee Purpose

Shawn Mahoney read the Statement of Purpose for the Event Planning Committee. The statement was ratified as no amendments were recommended.

#### Roll Call

##### Committee Members

Mike Naegele, Jim Kelsh, Ed Black, Kevin Mickleberg, Bob Arthur, Paul Lucas, Brian Trexler, Chad Cheleden, Ray Lerro, Fred Brehm, Jeff Frake, Bill O'Donnell, Chris Isaacson, Scott Chambley

##### Observing

Shawn Mahoney, Christian Stearns, Brian Brignola, Ron Jenkins (undergraduate Rex), Gary Sanders (Executive Director IHQ), Jared Vasold (Leadership Consultant)

#### Elections

President – Fred Brehm

Directors – Chad Cheleden, Ray Lerro, Jim Kelsh, Jeff Frake

Vice President – Chris Isaacson

Treasurer – Scott Chambley

Secretary – Open

#### Open discussion

##### 2000 North Broad or an Alternative?

- Our goal is to provide a new residence for Pi Lambda Phi. Whether that means renovating 2000 North Broad or identifying new housing.
- At minimum, we are more than a year from re-establishing a residence for the chapter.

##### House condition

- Has the house been fully winterized? Small water leak needs repair.
- Is the house secure? Since the house was “sealed,” a break-in resulted in the house being compromised and copper piping was stolen.
- The house has since been resealed and is considered secure.
- Access to building is limited to Chad C., Ray L., Mike N. who have non-duplicatable keys.

- House requires a general clean up to remove all debris (filled with trash and broken furniture). Ron Savarese will coordinate with undergraduates for a clean up day and Mike Naegele will arrange for dumpsters.
- Chad rented a storage facility for composites and other artifacts when the house was cleared. It was agreed to move these items to a facility that is free of charge.
- State of the art heat control system installed in the house. Gas meter is faulty, per admission of PGW.
- What is the value of the house? Chad said Temple offered \$300,000. Jeff Frake agreed to getting a price for having the property appraised and submit to eBoard.

#### House Zoning

- House is currently zoned for fraternity/amusement.

#### Past Debt

- Back taxes. Chris Issacson found that there are back taxes as far back as 2004, and there are two liens on the property.
- Finance Committee must work in conjunction with House Committee to identify all financial liabilities.

#### Past Issues

- In 2003 the chapter was raided and its members accused of serving over 200 minors, resulting in temporary L&I closure, \$1,000 fine and agreement with the city. The agreement expired in 2005.
- Chad Cheleden contended that the House has a nuisance file with the city and has had multiple L&I and police raids since 2003.
- It was agreed that some of these issues, related to party enforcement and behavior, should be addressed in the Chapter Reorganization Committee.

#### Insurance

- There is no current insurance policy on the house.

#### Parking Lot

- Chris Isaacson pointed out that the back lot is potential source of parking revenue.

### **Meetings**

TBD

### **Action Items (for first meeting)**

#### Committee directors/officers

- Contact volunteers who were not in attendance.
- Schedule next committee meeting.
- Evaluate all assets/liabilities.
- Identify total utility debts of undergraduates. Determine for which amounts we are liable.

#### Shawn Mahoney

- Acquire final paperwork on City vs. Pi Lambda Phi (2003)

#### Jeff Frake

- Get estimate to have house appraised.

#### Ron Savaraese/Mike Naegele/Chris Issacson

- House clean-up/obtain permits/rent dumpsters.

#### Chris Isaacson/Chad Cheleden

- Remove composites and photo albums from storage facility.

#### Chris Isaacson

- Research possibility of renting out back lot for parking revenue.

**Good & Welfare**

None

**Adjournment**

A handwritten signature in black ink, appearing to read "Shawn E. Mahoney". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Shawn E. Mahoney  
*Secretary, PA Alpha Delta Alumni Association*  
January 29, 2007