



Pi Lambda Phi PA Alpha Delta Alumni Association

House Corporation Meeting Minutes

February 28, 7:00 PM

Call to order

The meeting was called to order at 7:15 p.m. by Fred Brehm, President of the House Corporation.

Attendance

Fred Brehm, Mike Naegele, Ray Lerro, Jerry Balka, Dave McDonnell, Chris Isaacson.

Old Business

1. We have received several sketchy numbers regarding insurance: property still uninsured.
2. Liabilities still exist in the total amount of \$116,437.15
 - a. Last updated in the fall of 2007, the above total is a combination of utility bills, back taxes, debt to Pi Lam IHQ.
 - b. New treasurer Kevin Dwyer will be trying to get the numbers updated and accurate by the executive board meeting in March.
3. The idea of “selling shares” to the alumni in order to raise money was reintroduced by Ray Lerro. Unfortunately, there has been no action or interest displayed by the alumni in support of this plan.

New Business

1. Jerry Balka represented the house at a city hearing on 2/25/08: Ray Lerro was also at the hearing. Jerry went over the details of the hearing and provided a handout summary.
 - a. There are several issues which will need attention but Jerry is quite sure we can work with the city and find reasonable answers that will not cost too much as we attempt to sell the house quickly.
 - b. Jerry asked that one person be appointed to be in charge of the issues in violation and Chris Isaacson was appointed.
 - c. Jerry suggested Chris coordinate a meeting with the city’s inspector at which Jerry would like to be present. Chris was assigned the task of coordinating that meeting.
 - d. We will need permits to do the work from L&I *and* the Historical Commission.
2. Jerry also handed out a program for successful fundraising. This proposal has a prerequisite of Temple’s recognition of the chapter. We are quite certain, at this point, that Temple will not be recognizing Pi Lam until 2010 at the earliest. The program was therefore not reviewed.
3. Discuss/plan the sale of 2000 N. Broad
 - a. Many different factors discussed at many different meetings have lead the House Corp and Alumni Association to the opinion that the house should be sold. With debts mounting, no money to pay them and no income from the property, the renovations necessary to have the house habitable is beyond the scope of the AA and House Corp’s wherewithal. Rough estimates would tell us that several hundred

thousand dollars would need to be spent just to make the house habitable. Jerry Balka summarized the tone of the alumni he has contact with. The generous alumni who funded the 1999 renovations are understandably not getting involved again. Our communication with the alumni at large has been transparent. We have asked for any help that anyone can offer and are now resigned to the difficult decision of having to sell the house.

- b. Jim Kelsh (not present) had informed several attendees via email that Temple wanted to be considered a buyer for the property and would do so at “the appraised value.” Ray Lerro also demonstrated interest in purchasing the property. Jerry suggested that Ray should be given the right of first refusal to purchase at the appraised value.
- c. Other factors were brought up with regards to Temple and the sale of the property. Jerry would like to get involved in the negotiations with Temple to sell. We need to get a copy of the university’s appraisal. If they do not have one, then we need Jim Kelsh to set up a meeting with Temple and Jerry Balka. At that meeting we can try to get the university to agree to a mutually acceptable appraiser.
- d. Jerry Balka, Dave McDonnell and Fred Brehm all agreed that selling the property should be as little as a 90 day process.

Tasks Assigned

1. Chris Isaacson to set a meeting with L&I and Jerry Balka at the house to review violations.
2. Mike Naegele to communicate with Jim Kelsh to set a meeting with Temple and Jerry Balka to discuss appraised value.

Adjournment

8:30 p.m.

Mike Naegele

President, PA Alpha Delta Alumni Association

July 26, 2007