



TRIANGLE

 BUILDING & HOUSING CORP.

BUILDING TRIANGLE'S FUTURE

SPRING 2018

TBHC Purchases Michigan State Chapter's House

Strengthening Triangle's Foundation at Michigan State

The TBHC is proud to announce the purchase of the Michigan State Chapter Home. The house has been the home of the Michigan State Chapter since 1961.

The MSU Chapter has grown into one of the largest in Triangle today.

Unfortunately, the MSU Chapter House has not fared as well. It is in need of maintenance, and despite the growth, requires significant updates. The management of the Chapter's maintenance alone has been a significant struggle.

The purchase will finance a full remodel, or the purchase of a new Chapter Home, to take place over the next five years. The TBHC will also manage the property, joining four other Chapters now being managed by the TBHC.



Caleb Whetstone msu2012, the Alumni President of the Chapter, is glad to partner with TBHC: "Following the transfer of MSU's Chapter House to the TBHC, the MSU Triangle Alumni Board will focus its time and effort into further development of our active members and local alumni association. The resources and expertise provided by the TBHC, coupled with the vision of our two organizations, offers a bright future for the MSU Chapter House

Contact Mike Fouts at mfouts@trianglebhc.org or (317) 837-9640

Check out triangle.org/tbhc for more info

TBHC Purchases Michigan State Chapter's Home (continued)

and its membership.

We are excited to see where this partnership leads our organization."

Sean Powers, the Active President, is also excited: "...For years we have always talked about finding ways to update or renovate our house, but the issue we always ran into was where to start...

"Last fall when we learned that TBHC was potentially taking over, the chapter finally had a sense of relief... we see hope that we can grow right along with our improving chapter home...

"We are excited and grateful for the new kitchen and furniture that will be coming this summer as it will be a huge step from the hand me down furniture that has been in the house for ages. These changes get the chapter excited because we now have a plan to improve for the future. Not only will this help our current chapter, but more importantly the work being done now will leave our chapter in a better position for future brothers of Triangle to join into and further improve upon what we started."

Losing University Recognition Could Mean Losing Your Zoning... and Therefore, Your House!

(excerpt from Fraternal Law Newsletter, March 2018)

When a university strips a fraternity of its recognition status and right to be on campus, problems for the fraternity do not always end there. The fraternity's house can also be shut down by the municipality. This is because an increasing number of municipalities are looking to local universities to determine which groups should get a house.

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Losing University Recognition Could Mean Losing Your Zoning... and Therefore, Your House! (Continued)

Fraternal Law Partners researched this issue and conducted a zoning survey of over 50 select universities and their local zoning codes. From the Big Ten to the Pac 12, we found that approximately 59% of our selected municipalities have defined "fraternity/sorority" in a way that *requires university recognition*.

Take the City of Oxford, Ohio as an example. Oxford is home to Miami University. The text of Oxford's zoning code defines "Fraternity/Sorority House" as follows:

FRATERNITY /SORORITY HOUSE -

A building that is occupied by a group of enrolled Miami University students who are active members of a fraternal organization recognized by Miami University. *These organizations shall be limited to fraternities, sororities, and like groups approved by Miami University for communal off campus living on that site*

Under Oxford's definition, a fraternity must be officially

recognized by Miami University if it wishes to operate as a fraternity house as a permitted use in Oxford.

In cases such as this, a fraternity will be unable to operate any building for student residential purposes in the City of Oxford without first obtaining the University's official recognition status.

Procedurally, when a fraternity [subject to such zoning] is punished and stripped of their recognition status, they will now not only lose their ability to operate on campus, but they also lose their right to live in, socialize, conduct meetings or otherwise use their house because of a municipality's university recognition requirement. Without a permitted use, the fraternity house can be closed by the municipality...

Fraternities should make themselves aware of their local zoning codes and determine what may happen to their houses if their organization finds itself without university recognition status.

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Michigan State Joins Michigan Tech, Oklahoma, Purdue and Michigan Chapters in TBHC's Property Management Program

More Brothers Focusing More On Their Actives and Alumni



The Michigan State Chapter is the latest to discover TBHC. With TBHC managing the Chapter property, the Chapter can focus on Alumni and Brotherhood. TBHC can do the same for your chapter:

- Maintenance and Repair Management
- Local Superintendent Services
- Lease Management
- Contract/Vendor Management
- Basic Accounting Services (AP/AR/Capital Reserve)
- Document Retention and Storage
- Consultation

Are you conducting your own lease management? Take a closer look at the TBHC. Considering improvements or required repairs? Get free advice from TBHC – Brothers who are professionals in fraternal properties.

Get out of the housing business and back into the Fraternity business.

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