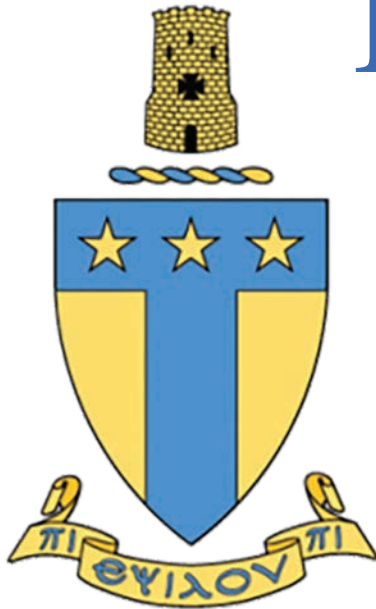


# DELTA DISPATCH

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ΑΤΩ - UNIVERSITY of VIRGINIA



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## Construction is Officially Underway!

On June 1, after 6 years of fundraising and over a decade of planning, we officially broke ground on the redevelopment of 125 Chancellor Street! We held a Groundbreaking Ceremony on Saturday, May 28, 2022, and several Brothers took the opportunity to speak and commemorate this momentous occasion. We also took turns giving a fond farewell to the President's Shack with a Revolutionary War cannonball; Messrs. Washington and Jefferson would be proud... Pictures included below.

The initial demolition work (in addition to our DIY contribution) should be nearly complete by the time this newsletter reaches you. This includes a full gutting of the house interior down to the studs, as well as the removal of the back half of the house in preparation for the new addition. The interior will be completely refinished and modernized, and the new addition will expand the house from 3,550 sf to 5,500 sf, with capacity for 16 in-house Brothers.

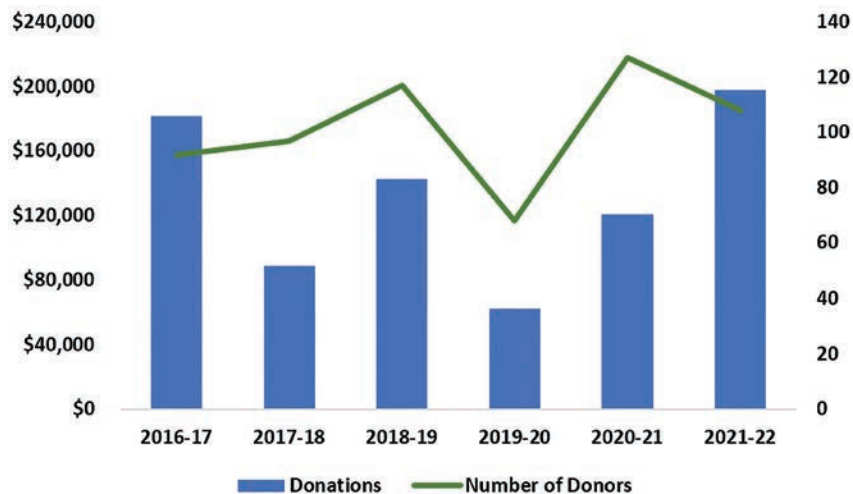
We expect construction to wrap up in spring 2023, with the Active Chapter retaking occupancy in fall 2023. Keep an eye out for further updates and pictures as the construction progresses.



## Capital Campaign Raises a Record \$198,000

As we launched construction, we also wrapped up a record year for the Capital Campaign: \$198,000 raised from 108 individual donors! We now have over \$650,000 in the bank, as well as a new construction loan secured for \$1,400,000. That gives us a total of \$2,050,000 in spending power as we launch construction!

### Annual Fundraising Results



None of this would be happening were it not for the generosity and hard work of many Delta Chapter Brothers, Alumni, and Friends over these many years. The \$50,000 matching offer that ended January 31 marked another recent success – **we received over \$57,000 of matching donations and raised a total of \$107,000 in just two months!** Thank you to everyone who has given their time, money, and support!

Recent fundraising momentum was also a major determinant in our \$1,400,000 construction loan approval. After an extensive search for the right lender, we received highly favorable loan terms from Blue Ridge Bank: 4.5% fixed rate, non-recourse, drawn throughout construction, and converting to a 25-year amortizing permanent loan once construction is complete. We really could not have asked for a better outcome.

### Final Sprint to the Finish

While this is all exciting news, we can't declare victory quite yet. **We still need to raise another \$161,000 by March 2023 to ensure a successful finish to this project.** Getting to a signed contract, secured loan, and a firm launch date over the last several months has been a challenge given the state of the world. The costs of lumber, steel, and other building materials have risen considerably. In December 2021, we estimated that the project's new funding requirement would be \$2,050,000, a decrease of approximately \$200,000 after we removed the planned basement addition. Due to materials cost inflation, that number is back up to \$2,213,000.\*

In light of these circumstances, the Board of Trustees had a decision to make: either we 1) shelve this project and hope for better building conditions sometime in the future, or 2) go ahead with construction now and trust that we can raise the additional funds. We chose the latter. This project is too important for the Chapter's future to delay it any longer. The condition of the Chapter House has deteriorated significantly, and it is negatively impacting our ability to recruit new Brothers. The Chapter needs this project to succeed sooner rather than later. So, we're going for it, and we're trusting that you'll all be there in support.

The good news is we now have a Guaranteed Maximum Price contract signed with Martin Horn. Barring any major change orders, we should end up pretty close to that \$2,213,000 number. The following page shows the math on the \$161,000 fundraising need.

## Construction Funding - Sources and Uses

Uses		Sources	
Construction Fixed Price	\$2,085,000	Construction Loan	\$1,400,000
Architecture	\$40,000	Cash on Hand	\$652,000
Engineering	\$7,000	Future Donations	\$161,000
Existing Mortgage Payoff	\$19,000		
Loan Origination Fees	\$7,000		
Construction Loan Interest	\$45,000		
Reserve	\$10,000		
<b>Total</b>	<b>\$2,213,000</b>	<b>Total</b>	<b>\$2,213,000</b>

This ignores a construction contingency of \$50,000, which would further increase our donation needs. If you've been waiting for the absolute last minute to back this project, the minute has arrived and we'd love to hear from you. If you've already been a steady supporter, we hope you'll keep being a steady supporter. We need one last big push from everyone to get over the finish line!

*\*Note: An earlier newsletter using April data cited \$2,225,000 as the cost. We've since paid \$12,000 in architectural costs, which were included in that projection. So the updated projection is \$2,213,000.*

## Donor Recognition

A full listing of donors for the 2021-2022 academic year is available on pages 7-8. We've also provided a full listing of the **74 donors confirmed or on track to be on the Rebuilders' Society composite!** As a reminder, the Rebuilders' Society recognizes anyone who donates at least \$5,000 over 5 years (what we call the "5-in-5 pledge"). In a visually striking display of the ATΩ Delta family across the decades, their college ATΩ portraits will be displayed on a composite in the new Great Room. If you're interested in adding your picture to the wall, it's not too late! Even a \$5k-in-5 years pledge that you start funding before March 2023 – perhaps through monthly recurring donations of \$83.34 – is enough to secure your spot.

We also still have room naming rights available for sponsorship! There are 4 remaining bedroom sponsorships for \$20,000 each. Several common spaces are also available. The Blue Room, which will hold the main bar in the new house, could be yours for \$50,000. The West Wing and East Wing sponsorships – naming rights to either the new addition or historical structure of the Chapter House – are \$75,000 each. See the floor plans and room naming schedule for details.

## Floor Plans and Remaining Sponsorship Opportunities

	Common Areas	Sponsor / Room Name	Donation
1	Great Room	The Class of 1968 Great Room	\$100,000
2	West Wing		\$75,000
3	East Wing		\$75,000
4	Brother Room	William A. Schmidt Brother Room	\$50,000
5	Yellow Room		\$50,000
6	Blue Room		\$50,000
7	Kitchen	Rudy Carey Memorial Kitchen	\$50,000
8	Men's Room		\$25,000
9	Front Porch		\$20,000
10	Attic	Chris Schilling's Attic Adventure	\$15,000
11	Back Porch		\$15,000
12	Entry Hall		\$15,000

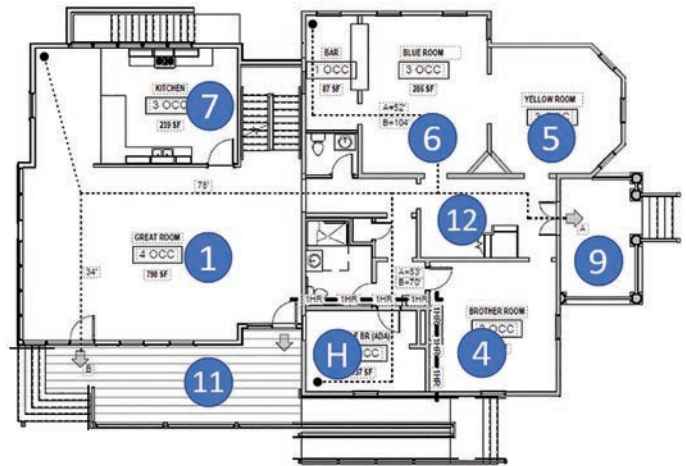
	Bedrooms	Sponsor / Room Name	Donation
A	BR 1 - Existing	John Sweeney Room	\$20,000
B	BR 2 - Existing		\$20,000
C	BR 3 - Existing		\$20,000
D	BR 4 - New	Stephen Mewborn Room	\$10,000
E	BR 5 - New	Woltz Family Room	\$10,000
F	BR 6 - New	Harold Scott Barker, Jr. Room	\$10,000
G	BR 7 - New		\$20,000
H	BR 8 - Existing ADA		\$20,000
J	BR 9 - President's Suite	Michael Sharkey President's Suite	\$25,000



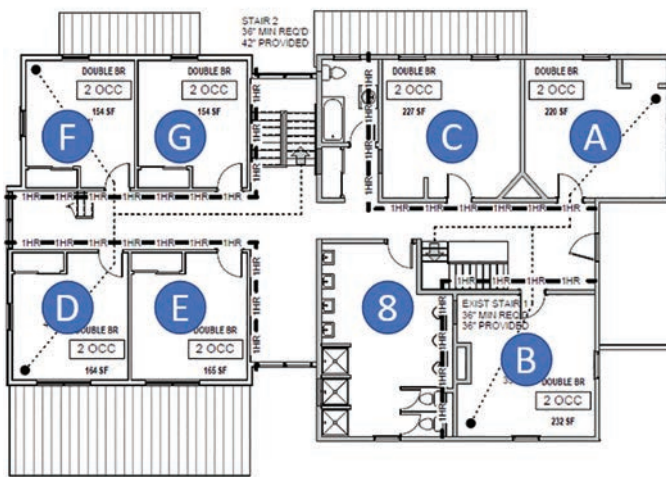
## East and West Wings



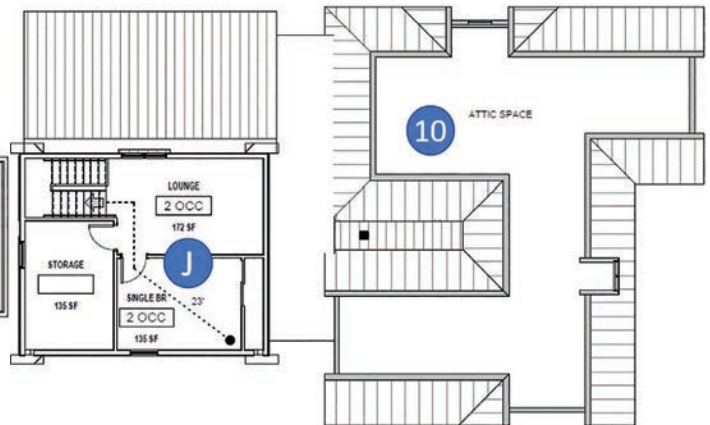
## First Floor



## Second Floor



## Third Floor



Please contact BOT Finance Chair John Sweeney for more information about the Capital Campaign, or to make a pledge or donation. His email is [JohnHSweeney@gmail.com](mailto:JohnHSweeney@gmail.com).

## Annual Financial Summary

In the spirit of transparency, here is a reconciliation of the ATΩ Alumni Association and Capital Campaign's 2021-2022 fiscal year financials. Our biggest expense was architecture and engineering costs associated with the house redevelopment project, totaling \$37,995. Other expenses such as house maintenance were intentionally minimized as we refocus resources on the longer-term renovation project.

Despite our construction expenses, continued support from our donors allowed us to increase the size of our war chest, ending the year with \$651,923 cash on hand. We expect to substantially deplete these savings throughout the course of construction.

	Amount
<b>BEGINNING CASH BALANCE - 6/1/2021</b>	<b>\$ 495,281</b>
Alumni Donations	\$ 201,519
Reunion Sales and Donations	\$ -
Investment Income	\$ (345)
<b>Total Inflows</b>	<b>\$ 201,174</b>
House Repairs	\$ -
Construction - Soft Costs	\$ (37,995)
Construction - Hard Costs	\$ -
Alumni Hall Services	\$ (3,640)
Reunion Expenses	\$ -
Management Fees	\$ (2,773)
Miscellaneous	\$ (124)
<b>Total Outflows</b>	<b>\$ (44,532)</b>
<b>Total Net Change in Cash</b>	<b>\$ 156,642</b>
<b>ENDING CASH BALANCE - 5/31/2022</b>	<b>\$ 651,923</b>

## In Memoriam

This past year we mourned the passing of two titans of our Fraternity: John Rich ('68) and Leigh Middleditch ('51).



John Rich died on June 3, 2022, at the age of 76. Brother Rich studied Mechanical Engineering at UVA and served as Worthy Master of the Delta Chapter from 1967-68. Both the University and ATO were major focal points of John's life and provided many long-lasting friendships. In 2016, Brother Rich and his wife Nancy provided the initial burst of momentum for the 125 Chancellor Street Capital Campaign by sponsoring the new Great Room. Ever the selfless benefactor, John chose to name the Great Room in honor of his friends and Brothers from the Class of 1968. John was also very generous to the Capital Campaign with his time, spending the past six years helping to create the final architectural designs, plan the construction launch, and encouraging others to donate. One of John's proudest contributions was the establishment of the John F.

Rich Bicentennial Scholarship Fund, which assists first-generation college students attending UVA's Engineering School. A poem by Marge Piercy that John kept on his desk sums him up perfectly: "I love people who harness themselves, like an ox to a heavy cart, who pull like water buffalo, with massive patience, who strain in the mud and muck, to pull things forward, who do what has to be done, again and again."



Leigh Middleditch Jr. died on October 3, 2021, at the age of 92. Brother Middleditch was a double-graduate of UVA, having earned an Arts & Sciences degree in 1951 and a Law degree in 1957. Anyone lucky enough to meet Leigh at an ATO reunion might remember his warm and soft-spoken nature. Yet behind Leigh's unassuming demeanor was a litany of accomplishments too numerous to list. Within the UVA community, Leigh held several leadership positions including on UVA's Board of Visitors, the Alumni Board of Managers, and as the University's legal adviser from 1968-72 during the shift to co-education. But he was perhaps best known for co-founding UVA's Sorensen Institute for Political Leadership, which trains future leaders in the art of political negotiation and nonpartisan cooperation. The Soren Institute's mission to "bring Republicans and Democrats together" exemplified much

of Leigh's other civic accomplishments throughout his life. He held leadership roles in the U.S. Chamber of Commerce, American Bar Association, and famously launched a successful constitutional amendment campaign to end Virginia's partisan redistricting process. In keeping with his unassuming demeanor, Leigh eschewed the spotlight, gave credit to others for his accomplishments, and reportedly requested that his many civic contributions not be mentioned in his obituary.

## All-Years Fall Reunion - October 21-23, 2022

This year we are getting back into the swing of things with an All-Years reunion in Charlottesville! With the house under construction and unfit for our normal festivities we are mixing things up by holding our events on a non-football weekend. Friday will have a welcome dinner at Alumni Hall. On Saturday, mid-morning, there will be a house construction update and potentially a tour of the site, safety permitting. The main event of the weekend is Saturday afternoon from 12:30-5:00, the 70's/80's brothers will be hosting the brotherhood for their traditional band party. This will be a private party for ATOs and their guests at a winery in Albemarle County. This will be a family friendly event so significant others and kids are welcome and encouraged. If you have any questions about the weekend, reach out to Greg Jacobs at gmj4j@virginia.edu. Book your hotels now as they are filling up fast! A signup form for the weekend will be coming soon to your email inboxes.

## BOT Chairman Update

On behalf of the Board of the Trustees, we truly appreciated the incredible turnout from Brothers across all generations at the Groundbreaking Ceremony on May 28, 2022. During that ceremony, we thanked all donors for your financial contributions made to the Capital Campaign over the past six years – a message I wanted to reiterate here. The BOT has asked for a lot of money thus far (and we're not done yet!), and this Chapter's alumni have put an incredible amount of faith and trust in us to manage, invest, and deploy it responsibly.

With the Groundbreaking behind us, our next big challenge is recruiting quality Brothers and ensuring we can fill all 16 beds of the house in fall 2023 and every year thereafter. It is often said that "recruitment is the lifeblood of the Fraternity", and this could never be more pertinent than during the upcoming year of Rush. The restrictions of the COVID-19 pandemic, the relatively poor condition of our Chapter house, and a general downward national trend in Greek life participation have all negatively impacted our recruitment in recent years. With the new financial obligations of our improved Chapter house, the next year of recruitment will be crucial for the future of the Chapter. We must therefore pour all our energy into expanded and revitalized Rush strategies to gain a competitive edge in these critical upcoming years.

Thus, the Board of Trustees must once again call on our Alumni for support. We are asking that every alumnus who has any level of connection to incoming First Year men or unaffiliated Second Year men – be these your sons, nephews, grandsons, or those of your friends, acquaintances, or coworkers – to plant the seed of joining ATO. Talk about the long-lasting friendships, the multi-generational brotherhood, and, yes, especially the most recently renovated house in the best location at the University. Pass along their cell phone number and email address to Worthy Master, Zach Abrell (zta4vy@virginia.edu) and Rush Chair, Colin Fogarty (cfogarty@virginia.edu) so that the Chapter can engage with them soon after they set foot on Grounds this fall.

## Message from the Active Chapter

Brothers,

As the next academic year approaches, the actives are gearing up for what we all know will be a monumental year in the history of the Delta Chapter. An academic year without a physical Chapter house as our base of operations will create challenges, particularly for social events and Rush. However, we have a strong, resilient brotherhood that is up to the task.

In place of the Chapter house, several brothers have volunteered their apartments and houses as social and recruiting venues. Recruitment is of course our main focus going into the 2022-2023 academic year, and we expect to deliver positive results given the commitment and strength of the brotherhood, as well as all the positive buzz around the impending completion of a new and improved 125 Chancellor Street.

Additionally, we will be placing a renewed focus on philanthropy. The pandemic caused a disruption of philanthropic efforts across UVA Greek life, and we will be utilizing our time next semester to return to normalcy on that front while building upon, and improving what we have typically done in the past.

Finally, the Actives would like to thank all the Delta Chapter Alumni who have contributed to the Capital Campaign to redevelop 125 Chancellor Street. We can't stress enough just how important this project is to the future of our Chapter, and we also fully understand the Active Chapter's responsibility to ensure we have a strong Brotherhood when the house is delivered. We are mobilized and ready for the year ahead, and we appreciate your continued support.

L&R,  
Zach Abrell  
Worthy Master



# Annual Giving Roll Call

## 5-Year Cumulative Donations

### **\$100,000 – Top Donor Society**

#### **+ Rebuilders' Society**

John and Nancy Rich ('68)

### **\$10,000 – Temple of Friendship Society**

#### **+ Rebuilders' Society**

Seward Anderson ('69)

Bill Beisswagner ('96)

David Blount ('70)

Richard Chandler ('69)

Peter Elbaor ('10)

Edward Ford ('68)

John Frye ('68)

Walt Hamil ('58)

Bob Harrell ('67)

Bruce Henry ('80)

Jack Horn ('59)

Gary Koch ('75)

David Muirhead ('00)

Michael Park ('82)

Bill Schmidt ('66)

Michael Sharkey ('81)

John Sweeney ('09)

John Wells ('01)

Elliott Woltz ('70)

### **\$5,000 – Rebuilders' Society**

Ryan Ahearn ('06)

Aaron Bernstein ('12)

## 2021-2022 Annual Donations

### **\$2,500 – Drewary Brown**

#### **Benefactor**

Bill Beisswagner ('96)

David Blount ('70)

Richard Chandler ('69)

Lloyd Craighill ('50)

Walt Hamil ('58)

Bruce Henry ('80)

Matt Jennings ('00)

David Muirhead ('00)

Michael Park ('82)

Olex Ponomarenko ('11)

Michael Sharkey ('81)

David Smith ('07)

Marvin Smith ('66)

John Sweeney ('09)

John Wells ('01)

### **\$1,000 – Rudolph Carey**

#### **Benefactor**

Ryan Ahearn ('06)

Michael Bray ('10)

Greg Burns ('00)

Pat Carey ('23)

### **\$5,000 – Rebuilders' Society**

#### *Continued*

Robert Blankenbaker ('66)

Michael Bray ('10)

Greg Burns ('00)

Lloyd Craighill ('50)

Robert Field ('67)

James Hawks ('70)

Benjamin Hughes ('12)

Gerald Hulsizer ('67)

Stefan Iliescu ('11)

Jason Jennings ('05)

Matt Jennings ('00)

Robert Max Junker ('01)

Michael Kaputa ('67)

William Kirby ('79)

Wayne Lalle ('68)

Brian Levenstein ('14)

Christopher Lewis ('06)

Willis Lyford ('09)

Steve Mewborn ('80)

Leigh Middleditch ('51)

Robert Moorefield ('64)

Josh Nunn ('10)

James O'Reilly ('79)

Goutham Peddi ('12)

Olex Ponomarenko ('11)

Chris Schilling ('05)

Marvin Smith ('66)

### **\$1,000 – Rudolph Carey**

#### **Benefactor**

#### *Continued*

Kent Cox ('77)

Bob Harrell ('67)

Rolf Holman ('12)

Stefan Iliescu ('11)

Jason Jennings ('05)

Matthew Kelly ('98)

Wayne Lalle ('68)

Brian Levenstein ('14)

James O'Reilly ('79)

Goutham Peddi ('12)

Chris Schilling ('05)

Andrew Serell ('81)

Chris Tate ('04)

Ben Verley ('06)

Kevin Vincenti ('14)

Whit Wilson ('00)

### **\$500 – Glazebrook Benefactor**

Richard Bikowski ('76)

Derwood Chase ('53)

Robert deButts ('49)

Otis Greg ('61)

### **\$5,000 – Rebuilders' Society**

#### *Continued*

Chris Tate ('04)

Andrew Taylor ('10)

Matt Terry ('01)

Ben Verley ('06)

Thomas Wood ('63)

Michael Warden ('82)

David Smith ('07)

### **On track to be in the Rebuilders' Society**

Miguel Alvarez ('10)

Parker Campanella ('15)

Vito Cetta ('63)

Bob Fisher ('66)

Matthew Godfrey ('10)

William Griffith ('09)

Rolf Holman ('12)

Greg Jacobs ('12)

Matthew Kelly ('98)

Bruce Kirchner ('78)

Thomas Martyn ('81)

Louis McCracken ('12)

Stephen Raville ('69)

Henry Roper ('67)

Steven Stern ('75)

Peter Sweeney ('75)

Kevin Vincenti ('14)

Whit Wilson ('00)

### **\$500 – Glazebrook Benefactor**

#### *Continued*

William Griffith ('09)

Mark Haley ('78)

Andrew Hartigan ('84)

Tom Heffron ('74)

Max Junker ('01)

Thomas Martyn ('81)

Louis McCracken ('12)

Steve Mewborn ('80)

John Moore ('79)

Andrew Taylor ('10)

### **\$250 – Maltese Cross Benefactor**

John Carter ('86)

Richard Duden ('77)

Bill Hunt ('62)

Chris Insolera ('06)

Bruce Kirchner ('78)

Michael Lapp ('18)

Mark McDonnell ('14)

Bill O'Reilly ('81)

Henry Roper ('67)

Michael Timbers ('63)

# Annual Giving Roll Call

## Continued

### \$125 – Chancellor Street Benefactor

Raymond Baker ('80)  
Daniel Berger ('20)  
Scott Cairns ('73)  
Parker Campanella ('15)  
Daniel Herbst ('07)  
Kirby Hutto ('81)  
Raymond Hyser ('16)  
William Kirby ('79)  
Paul Landini ('18)  
Robert Mann ('86)  
Travis McGowin ('60)  
James Noland ('69)  
Luther Pilkinton ('98)  
Kevin Rohn ('10)  
Jason Swistak ('95)  
Andrew Velarde ('05)  
David White ('62)

### \$75 – Delta Chapter Benefactor

Martin Bass ('73)  
Mark Bird ('79)  
Colin Cantwell ('21)  
Tyler Cassidy ('07)  
Thomas DeAngelis ('20)  
Samuel Grimmbein ('19)  
Matias Hahn ('18)  
Milton Hamilton ('75)  
Christopher Hume ('21)  
Chris Lewis ('06)  
Douglas Madory ('99)  
David Nasar ('00)  
Stephen Norris ('77)  
Michael Norvell ('83)  
John Petchul ('77)  
Michael Popper ('19)  
Brian Rae ('83)  
Jason Reynolds ('20)

### \$75 – Delta Chapter Benefactor Continued

Ralph Ricardo ('78)  
Bill Bich ('63)  
Taylor Solomon ('12)  
Matthew Steelberg ('20)  
Jason Watson ('01)  
Jacob Wax ('17)  
John Woolard ('14)

### Other Donors

Maury Brassert ('56)  
Troy Holsworth ('22)  
Greg Jacobs ('12)  
Katie Kirk  
Kevin Moccia ('22)  
Matthew Nettleton ('22)  
Matt Terry ('01)

## How to Donate

Thank you to everyone who has helped us make it this far! If you still haven't donated to the Capital Campaign, it's not too late and we encourage you to do so. Please read on for details on how you can donate either through a cash donation or by giving appreciated stock.

### Cash Donations

To make a donation or pledge online, a secure giving link is available at [www.ATODelta.com](http://www.ATODelta.com). To donate by check, make the check out to **ATΩ Capital Fund** and address it to:

UVA Fund  
c/o Alpha Tau Omega Fraternity  
P.O. Box 400314  
Charlottesville, VA 22904

### Stock Donations

Donating stock allows the donor to transfer the full value of an equity position to the University, with an earmark to the ATΩ Capital Fund, while avoiding any tax liability from unrealized capital gains. To arrange such a transfer, please call UVA Advancement Services at 434-924-7018.

Donor Tier	Minimum Donation	Frequency	Recognition*
Top Donor Society	\$100,000	Cumulative, 5 years	New Great Room named in your honor**
Temple of Friendship Society	\$10,000-50,000	Cumulative, 5 years	One room of the house named in your honor (to be discussed on a case by case basis)***
Rebuilder's Society	\$5,000	Cumulative, 5 years	Photo and name on special donor's composite over the fireplace in the new Great Room
Drewary Brown Benefactor	\$2,500	1 year	Name listed on donor plaque at 125 Chancellor Street
Rudolph Carey Benefactor	\$1,000	1 year	Name listed on donor plaque at 125 Chancellor Street
Glazebrook Benefactor	\$500	1 year	Listed in annual newsletter
Maltese Cross Benefactor	\$250	1 year	Listed in annual newsletter
Chancellor Street Benefactor	\$125	1 year	Listed in annual newsletter
Delta Chapter Benefactor	\$75	1 year	Listed in annual newsletter

\*For donations above a given threshold, all Recognitions below that threshold apply, with one exception: recognition for Top Donor Society and Temple of Friendship Society are mutually exclusive.

\*\*Note: As of November 2016, the Great Room has already been named in honor of the Class of 1968 following a donation by John and Nancy Rich.

\*\*\*Group donations aggregating to these levels will also be considered for room naming rights on a case by case basis.