



SEPTEMBER 2005

ATΩ

THE NEWSLETTER FOR ALUMNI AND FRIENDS OF THE EPSILON SIGMA CHAPTER OF ALPHA TAU OMEGA AT FLORIDA STATE UNIVERSITY

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Financing Secured, Construction Delayed ... Again



The vacant lot with Lambda Chi Alpha on the left and other Heritage Grove non-equity homes in the foreground.



Fred Maglione '93, Capital City Bank officer Emory Mayfield, Garrick Wright '97, Richmond Property Group CEO Klaus Wittern, Chuck Minter '88 and Skip Smith '79 pose after closing the construction and permanent loan for the new ATΩ house.

In May, the FSU ATΩ House Corporation, the not-for-profit Florida house corporation for ATΩ, closed on a construction and permanent loan with Capital City Bank for more than \$3 million to build the new ATΩ house.

“We are very fortunate to have so many committed alumni including Brothers **Brian Newman '88**, **Greg Michaud '89** and **Jeff Scales '87** who helped drive the loan process forward,” said House Corporation President **Fred Maglione '93**. “In addition, I can’t say enough about Klaus Wittern '94 (*Theta Kappa, New Mexico State University*), CEO of the Richmond Property Group, a subsidiary of the ATΩ National Headquarters who helped broker the deal.”

With financing secured, the House Corporation asked the original contractor who had been selected to build the house to prepare final cost estimates and begin making preparations to begin construction. For a variety of reasons, the original contractor provided updated financial information showing that the cost to build the new house would be more than \$400,000 over ATΩ’s budget. Despite attempts to reduce those costs and potentially scale back the project, it became apparent that an alternate contractor had to be found.

In August, the job was submitted to bid. Several different companies are reviewing the bid package and have indicated an interest in building the ATΩ House. We will open the bids in the next few weeks. Assuming one of them is within budget, construction will commence as soon as possible.

“We’ve had one set-back and disappointment after another,” said **Chuck Minter '88**, Vice President of Housing. “However, one way or another this house will be built.”

For additional information about the ongoing saga associated with the new ATΩ house, see the timeline of major events on page 3.



ATΩ’s temporary home, 1904 Heritage Grove

ATΩ Moves To Heritage Grove

After five years renting the former Sigma Kappa sorority house on Park Avenue, ATΩ has moved to temporary quarters at Heritage Grove. ATΩ now rents one of eight rental buildings in FSU’s new fraternity park. The temporary ATΩ house at 1904 Heritage Grove is directly across from the lot where the future ATΩ house will be built.



www.fsuato.net

Smith Elected Chairman of the FSU Board of Trustees



Chairman
Jim Smith '59

In January, **Jim Smith '59** was unanimously elected Chairman of the Florida State University Board of Trustees. The Board of Trustees is vested with the authority to govern and set policy for the entire University. Some of its powers include hiring and firing the University president, approving the creation of new academic programs and setting University fees. Smith will hold the position of Chairman until January 2007.

Smith is a shareholder in Smith, Ballard and Logan, P.A., Attorneys at Law, specializing in governmental matters, including legislative affairs and administrative law. He recently served as Secretary of State to fill a vacancy created by resignation. Smith also served as Co-Chair of the Florida Election Reform Task Force from 2000 to 2001; Secretary of State from 1987 to 1995; Chief of Staff in the Office of the Governor in 1987; and State Attorney General from 1979 to 1987. Brother Smith received his Bachelor of Science degree from Florida State University in 1962 and his Juris Doctorate from the Stetson University College of Law in 1967.

Brother to Brother

Brian Battaglia '80 is a shareholder with Battaglia, Ross, Dicus and Wein, PA., in St. Petersburg, FL where he specializes in the areas of commercial and business litigation, health law, insurance litigation, employment litigation and appellate law.

Matt Miller '91 and his wife, Brandy, gave birth to their first child, daughter, Arden Grace, on April 25, 2005. Matt received a Masters in Divinity from Princeton Theological Seminary and a Masters in Theological Studies from Reformed Theological Seminary (Orlando) in May of '05.

Garrick Wright '97 and wife, Christine, gave birth to their daughter, Emilee, on August 23, 2005.

Do you have noteworthy information you'd like to share with other alumni? We want to learn about you. Visit <http://www.fsuato.net> and click on "Alumni" then "Brother to Brother."

Looking for Historical Material

Brother **Bill Johansen '93** has agreed to serve as Alumni Historian and begin compiling information and material to be displayed in the new ATΩ house. If you have old composites, pictures, newspaper clippings or other interesting information about ATΩ, please let Johansen know about it.

"At this point, I am just going to compile a list of who has what," said Johansen. "When it comes time to begin moving into the new house, I'll reach out to everyone and see what they are willing to donate to the chapter and what we can copy or reproduce for display in the house."

Contact Bill Johansen with a list of historical material you may have at bill.johansen@earthlink.net.



Matt Larmoyeux '99, the new owner of Ken's Tavern in Tallahassee.

Larmoyeux Buys Ken's Tavern

Former Worthy Master **Matt Larmoyeux '99** is now the proud owner of Ken's Tavern in Tallahassee.

Originally from Jacksonville, Larmoyeux graduated from Florida State in 2003, with a degree in business and economics. After working for a short time with a financial services company, he decided to purchase one of Tallahassee's oldest and most famous bars, Ken's Tavern on Tennessee Street.

"I started working at restaurants when I was 15, and I've always wanted to be in the bar/restaurant business," Larmoyeux said. "I worked two jobs for two years to save up enough money to get a down payment, and Ken's was the first place I came to."

Mugs – the biggest tradition at Ken's – will now be \$60, and come with a T-shirt and extras. Mug owners get \$1.50 beers all day every day, and Tuesdays will continue to be Mug Appreciation Night, with beers for just a buck.

Ken's will celebrate its 40th anniversary in 2006.



Visit <http://www.fsuato.net>

Have you seen the new ATΩ website? You can use it to:

- Update your contact information
- Search for old friends
- Tell us about something interesting that recently happened to you
- Learn about the capital campaign
- See pictures of the chapter
- Make a pledge to support the new house

New House Timeline

FSU ATΩ House Corporation

1999	
September 1999	ATΩ retains Ron Rietdorf & Associates to conduct a feasibility study and determine if ATΩ can raise money for a new house.
November 1999	Fire destroys the ATΩ House at 810 West Tennessee Street.
2000	
May 2000	The Florida Epsilon Sigma Educational Fund is established with the ATΩ National Foundation to receive tax-deductible contributions for the Epsilon Sigma chapter and new house.
August 2000	ATΩ rents and moves into the former Sigma Kappa sorority house on Park Avenue.
October 2000	The capital campaign for a new house has raised more than \$1 million in pledges. Fundraising counsel has been paid more than \$100,000.
2001	
January 2001	FSU asks the Board of Regents to approve the lease of 37-acres of University-owned land to the Leon County Educational Facilities Authority for construction of a student residential complex.
2002	
August 2002	Capstone Development presents a draft of the Heritage Grove site plan and proposed non-equity/rental building plans to Florida State University and the Authority for approval.
December 2002	The Florida Board of Education subleases the Heritage Grove property to the Leon County Educational Facilities Authority.
2003	
May 2003	ATΩ hires Cunningham + Associates, an architectural firm to design the new house.
May 2003	A new Florida not-for-profit house corporation is formed to oversee and manage the new house.
June 2003	ATΩ interviews firms to serve as construction manager for the new house.
July 2003	The City of Tallahassee grants conditional approval of the Heritage Grove site plan.
November 2003	ATΩ presents its house design to the Leon County Educational Facilities Authority, Architectural Review Committee. The committee approves the house design.
November 2003	ATΩ holds a ceremonial groundbreaking.
December 2003	ATΩ formally executes the Sub-Sublease agreement with the Leon County Educational Facilities Authority for Lot 11 at Heritage Grove and pays \$240,000 for land development costs.
2004	
January 2004	The IRS approves the House Corporation's application for 501(c)(7) exemption from paying federal income tax status.
March 2004	ATΩ and the other equity fraternities agree to pay the costs associated with pipe clay removal from their lots. ATΩ pays an additional \$29,250.
August 2004	A majority of the architectural work is done. ATΩ has paid more than \$100,000 to the architect.
2005	
March 2005	ATΩ's house plans are submitted to the City of Tallahassee for review, approval and permits.
March 2005	Capital City Bank issues a loan commitment letter to ATΩ.
May 2005	ATΩ executes a loan agreement and closes on a construction and permanent loan with Capital City Bank for more than \$3 million. ATΩ pays \$52,669.50 in closing costs.
July 2005	ATΩ's relationship with Sigma Kappa is officially terminated. ATΩ vacates the former Sigma Kappa House.
August 2005	ATΩ moves into temporary housing at 1904 Heritage Grove.
August 2005	ATΩ pays an additional \$10,060 as final payment for bad dirt removal from its lot at Heritage Grove.

President &
BOT Chair
Fred Maglione '93

Vice President of Housing
Charles "Chuck" Minter '88

Vice President of
Chapter Operations
Garrick Wright '97

Secretary
Brian Newman '88

Treasurer
Skip Smith '79

Rush Advisor
Bryan Seaquist '93

Chapter President
Keith Armstrong '04

Trustees-at-Large
Matt Larmoyeux '99
Travis Miller '89
Tim Padgett '84

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Paying for the New House

With construction costs continuing to increase in Tallahassee, additional cash is needed to properly build the new ATΩ House. The Capital City Bank loan of more than \$3 million will not be enough to pay for the entire project.

“Our alumni have been extremely generous,” said **Fred**

Maglione '93. “However, we need to do whatever we can to increase alumni participation and raise additional funds for our new home.”

All alumni are asked to participate in the Campaign for ATΩ. If you have not yet made a pledge, now is the time to do it. If you've made a pledge and paid it off, consider making a new one. If you've made a pledge and can pay more of it early, please do.

Fifty-eight bedrooms in the house will be named for brothers making gifts of \$10,000 or more. There are still



nine of the 15 suites remaining that can be named for donors who contribute at the \$25,000 level. All donors contributing at least \$1,500 will be recognized on an engraved brick paver in the new courtyard.

To make a pledge, visit <http://www.fsuato.net> and click on “Capital Campaign,” or contact House Corporation President Fred Maglione '93 at 800-955-2586 or fredmaglione@comcast.net.



FLORIDA STATE UNIVERSITY



Help us keep our alumni records up-to-date! Parents, if you receive this newsletter for your son, please return it to us with your son's mailing address. Clip this form, place it in a stamped envelope and send to:
 Alpha Tau Omega, Florida State University #524,
 P.O. Box 2187, Columbus, GA 31902.

Name _____

Initiation Year _____

Address _____

City/State/Zip _____

Phone _____

E-mail _____

Alpha Tau Omega (524)
 Florida State University
 PO Box 2187
 Columbus, GA 31902-2187

