

NABOR HOUSE

The \$2 million campaign for

Nabor House

Agricultural Cooperative Fraternity at the University of Illinois



When Nabor House was founded in 1939 under the unique vision of the five founders, their goal was to provide a college home that was—first and foremost—affordable, and that could offer young men pursuing agricultural degrees with a space for sharing friendship and the camaraderie of campus life.

Over the course of 72 years, Nabor House has done just that for more than 650 young men. And even today, as college bills soar to an average of nearly \$30,000 a year, no one lives for less on campus than the men of Nabor House. Indeed, Sam Ridlen’s “idea and ideal” live on, at the corner of Lincoln and Iowa.

The house at 1002 S. Lincoln was purchased in 1965, and has faithfully served the men of Nabor House ever since. However, as the house ages and repair bills become more frequent, the costs of updating the house to meet current city codes have become increasingly harder to bear.

With that in mind, the Fraternity Board decided that in order to remain a vital force on the University of Illinois campus and to provide future generations of Nabors with a solid and safe college home, Nabor House must build a new house. The Fraternity Board has set a goal of building a new house on the existing property during the summer of 2012. It’s an aggressive goal, but with the cooperative model of every alumnus helping out, we can make it a reality.

www.buildnaborhouse.com

THE SITUATION †

The house at 1002 S. Lincoln was purchased in 1965, serving as a college home to more than 400 Nabor House men. In that time, the house has undergone various minor renovations but is currently in need of several major renovations. The most costly item is a sprinkler system, which City of Urbana ordinance says must be in place by 2012. Estimates to install a sprinkler system in the current house are \$60,000 to \$75,000. In addition, the kitchen no longer meets fire code regulations, the furnace needs to be replaced, and the showers leak, just to name a few. The Fraternity Board has decided it is wiser to invest in a new house, rather than continue updating the old.



The Fraternity Board has worked for several years toward the goal of a new house, securing the lot directly east of Nabor House in 2000, most commonly known as Ms. Perry's lot. In a remarkable show of loyalty, Nabor House alumni pledged more than \$100,000 in a short span of time, facilitating the purchase of Ms. Perry's lot. Ultimately, the Board learned that the lot was zoned incorrectly for either building a fraternity or a parking lot. Through several years of negotiations with the City of Urbana and each of the neighboring home owners, the Fraternity Board eventually obtained a designation as a Planned Unit Development. Much of the success of that endeavor is attributed to having an architectural plan that included plenty of trees and landscape development in the parking area, which alleviated many concerns of neighboring homeowners.

THE SOLUTION †

One of the most important factors in ensuring the long-term success of Nabor House is a modern, safe and well-equipped fraternity house. The current house is still functional but there are several reasons the time has come to build a new structure. The most important reason is safety for the Active Chapter. A new house would have better wiring, improved heating and cooling, better exits, a sprinkler system and handicap accessibility. Recruiting quality men to live at Nabor House is always a challenge and a new house can help attract those who are comparing Nabor House to other ag fraternities.

To bring the house up to current fire and life safety codes, the Fraternity Board has worked with construction professionals and architects to develop a plan for a new house. The estimated cost of the project is \$2 million. The Fraternity Board has established several fundraising goals, among them:

- Launch a \$2 million campaign with the alumni base.
- Maintain the founders' vision of providing a low-cost living environment for the active chapter.
- Limit new debt obligations to less than 25% of the cost of the new facility.

To achieve these aggressive goals, the Fraternity Board recognizes the need for an aggressive fundraising campaign. They will need the help of many alumni to reach out to the entire alumni base, asking Nabor House alumni whether they would consider donating toward the project and ensuring the future of Nabor House.

The Fraternity Board recognizes that Nabor House has an alumni base that is committed to making sure Nabor House will be here for future generations. The time has come to invest in a new facility for the future of Nabor House.



"To unite in Christian fellowship and raise and strengthen our ideals and objectives, in order that we may be of greater service in agricultural education, cooperation and recreation—steps which we firmly believe are essential to a more successful farm life."

THE FUTURE†

Our future Nabor House will be a modern, well-equipped and most importantly, safe home to future generations of Nabor House men.

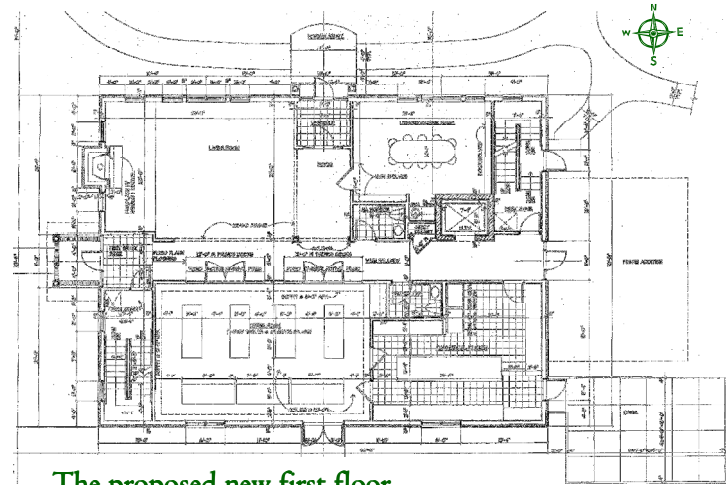
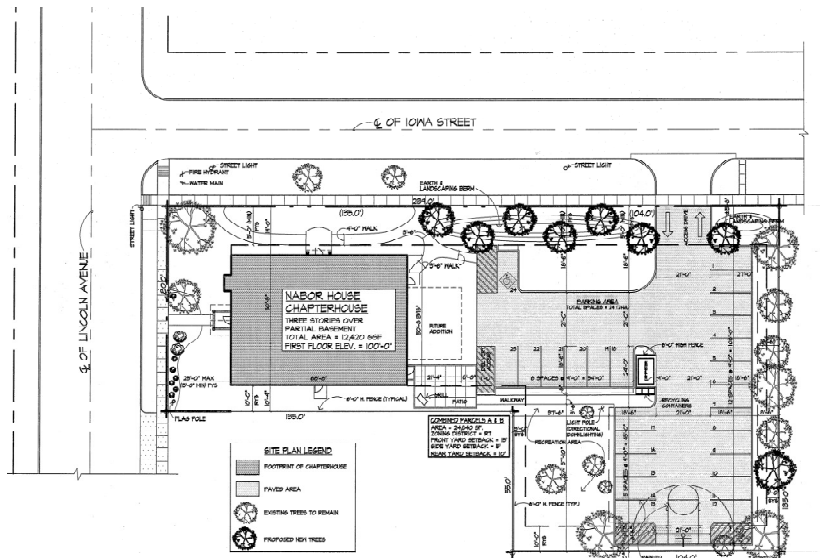
The new structure will have capacity for 40-45 men, compared to the current house capacity of 38 men. The estimated total cost of the project is \$2 million. A modular building approach will be utilized so that the house can be built entirely during the summer of 2012, eliminating the need to displace the Active Chapter during the school year.

As shown in the floor plans, the layout of the new house will be similar to the existing facility. The first floor will house the main common area space, with a living room, dining room, library and kitchen. The second floor will hold the study rooms, and the third floor will be the dorms. A full basement will house laundry and storage areas.

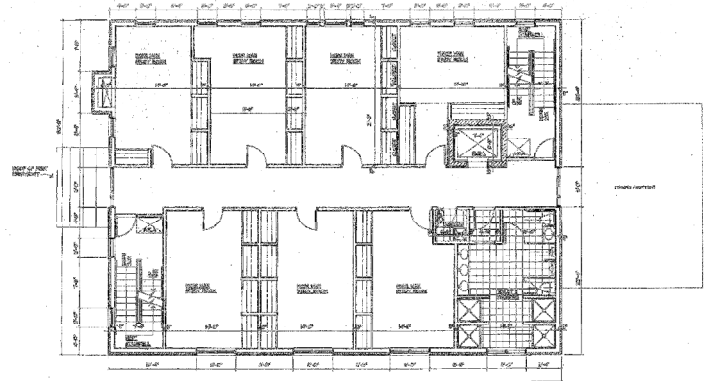
The Fraternity Board has spent time working with the Active Chapter to understand their needs in a new house. Based on their input, the Board has chosen to stick with the study room and dorm sleeping areas, versus going to an apartment style layout where the men sleep in their individual rooms. The Actives also wanted to keep the size of the house similar to current levels, to maintain the family-type of atmosphere Nabor House men have become accustomed to. The Fraternity Board will continue to work closely with the Active Chapter as the house's design unfolds.

For more on the site plans, check out www.buildnaborhouse.com.

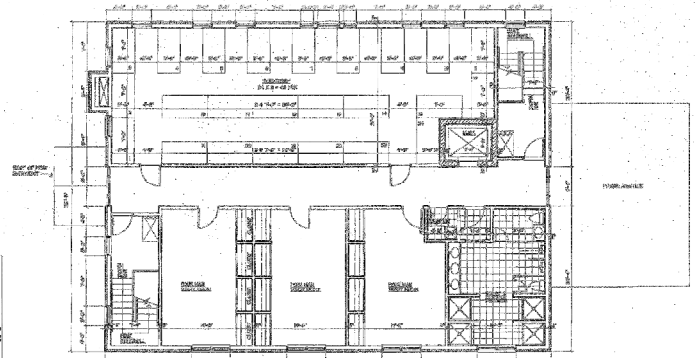
THE PROPOSED SITE PLAN



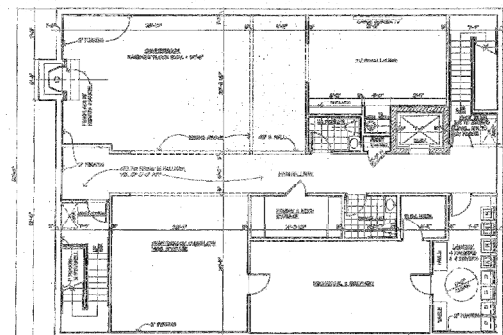
The proposed new first floor



The proposed new second floor



The proposed new third floor



The proposed new basement

GIFTS TO THE CAMPAIGN

Gifts to support Nabor House can be made by check, to the following:

Make checks payable to: **Nabor House Building Fund**

Mail to: **Larry Dallas
Attn: Nabor House
650 E. Co. Rd. 1450 N.
Tuscola, IL 61953-7091**

Gifts to the Nabor House Building Fund are not tax deductible. If you would like to make a tax-deductible gift to the Nabor House Educational Foundation, contact any Fraternity Board member (listed at bottom right).

Please consider making your gifting decision by November 1, 2011. The Fraternity Board must decide by that date whether to move forward with the project in Summer 2012, so the modular builder can begin in-factory construction of the house. We know this is an aggressive timeline, but we feel it is possible, with the support of our alumni base.



Building with Bushels

Agricultural donors can give even more to Nabor House by donating grain directly to the building fund, bypassing federal, state and self-employment taxes.

The gift should come from unsold crop inventory, and is essentially given to Nabor House to sell. When you deliver grain, Nabor House should be listed as the seller, and not as a split off the donor's settlement sheet. Nabor House must also pay any applicable elevator charges.

When you make your grain gift, keep on file a letter to Nabor House summarizing the source of your gift; you will also receive a letter acknowledging the gift from Nabor House, for your files. These letters could serve as a sales receipt in the FSA yield verification process for the gifted grain, since grain sales documents would not be in your name, but rather in that of Nabor House.

If you would like to support the Nabor House building program with this option, please contact your accountant and any Fraternity Board member (listed at right) for complete details. You can also visit www.buildnaborhouse.com for further details.

www.buildnaborhouse.com

GIVING OPPORTUNITIES

Presidents Club
\$10,000 & higher

Leadership Club
\$5,000—\$9,999

Cooperation Club
\$3,500—\$4,999

Or give to a specific area of the house which can be designated with your own name or as a memorial or tribute to someone else.

Dining Hall	\$250,000
Living Room	\$200,000
Chapter Room	\$150,000
Education Library	\$100,000
Cooperative Kitchen	\$100,000
Recreation Lounge	\$100,000
Dormitory	\$75,000
Founders Foyer	\$50,000
Field & Court	\$35,000
Presidential Study Suite	\$35,000
Courtyard Patio	\$30,000
Study Room (4 person)	\$25,000
Study Room (3 person)	\$20,000
Technology Lab	\$20,000
Conference Room	\$15,000

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