1 MINUTES

AILG Plenary Meeting Minutes

 Wednesday, April 10, 2019 | Alumni Association W98| Meeting called to order at 7:33am by Akil Middleton

# In Attendance

FSILGs attending: Alpha Phi, Beta Theta Pi, Chi Phi, Delta Tau Delta, Epsilon Theta, Kappa Sigma, Lambda Chi Alpha, Phi Beta Epsilon, Phi Delta Theta, Phi Kappa Sigma, Phi Kappa Theta, Pi Lambda Phi, Sigma Phi Epsilon, Sigma Chi, Sigma Kappa, pika, Theta Chi, Theta Tau, Theta Xi, Zeta Beta Tau, Zeta Psi

FSILGs not attending: Alpha Chi Omega, Alpha Delta Phi, Alpha Epsilon Phi, Alpha Epsilon Pi, Alpha Tau Omega, Delta Kappa Epsilon, Delta Phi Epsilon, Fenway House, Kappa Alpha Theta, Nu Delta, Number Six Club, Phi Sigma Kappa, Pi Beta Phi, Sigma Alpha Epsilon, Sigma Nu, Student House, Theta Delta Chi, Tau Epsilon Phi, WILG,

AILG Board: Pam Gannon, Akil Middleton, Eric Cigan

MIT Administration and Other Guests: Brad Badgley (FSILG Office), John Covert (Accreditation), Liz Jason (FSILG Office), Scott Klemm (FCI), Karie Allison (Elevate), David Friedrich (DSL), Dennis Collins (DSL), Judy Robinson (DSL)

# Welcome and Introductions

Akil Middleton introduced David Friedrich, Senior Associate Dean for Housing and Residential Services. David is responsible for how houses run on campus, maintenance and upkeep. He’s been working with Pam on the FSILG Facilities Renewal Committee, and looks forward to continued collaboration with FSILG community.

# Treasurer’s Report

Eric Cigan presented the Treasurer’s Report. AILG spending has been down in some areas, including Accreditation. We should wind up the fiscal year with a balance of over $40,000.

Later, Eric Cigan also presented the proposed 2019/2020 budget, explaining that because the AILG has run an unexpectedly large surpluses the last year and has more cash on hand than has been needed in the past, the Board recommended a budget with a projected deficit of $5,000. The budget for the BSF would increase slightly to fund a 2.9 percent increase in the BSF compensation. Eric noted this budget will be voted on at next month’s AILG annual meeting. The target is for the AILG to hold about $20,000 in cash.

# FSILG Office Update

Brad Badgley reported that many FSILG students will be busy with CPW this upcoming weekend. Some admitted students will be housed as visitors in FSILGs. The FSILG Office will send a reminder email about Patriots Day safety and event control. The FSILG awards ceremony will be on Sunday, May 5th, 3-6pm Morse Hall (Walker). It’s being held on a Sunday this year because this day/time would allow more students to attend. Brad continues to work with the AILG/FSILG Office team to prepare for the upcoming 1st Annual Bob Ferrara Alumni/e Leadership Retreat on Saturday, May 18th

The 3rd Annual Student Leadership Retreat was held at Endicott House at the beginning of the month.

# Joint Facilities & Facilities Renewal Update

Pam Gannon and Larry Stabile presented an update on the AILG Facilities and Facilities Renewal efforts.

Larry discussed initiatives to improve facilities, including.

* Support for house corporations. There is ongoing follow up on the Facilities Assessment performed recently. Across the system, some houses have greater need. The Committee has a formal process to alert the AILG Board in case of chronic facilities issues at a house.
* Communications. The Committee is revising the house manager’s manual, including updated contact list. These revisions will include website updates, with the goal of being clear and concise.
* Facilities management. The Committee is examining the question of how to get more professional facilities management into houses, working with FCI. For example, recently there have been issues like broken windows that don’t get fixed. The goal is to get a professional facilities manager who can schedule plumbers, electricians, etc. There would be one manager per 5-10 houses. This is still under debate, and would not be for all houses.

Scott Klemm noted that there could be a roll out of professional facilities management as early as this summer. If your house may be a high need organization, discuss this with Larry Stabile, Scott Klemm, or Brad Badgley.

Tom Stohlman reported that about half the buildings have documented some plan to address the issues raised in their Facilities Assessment. Most of the rest have reported that they are working on a plan. The Committee is actively reaching out to four houses who have not responded; two are major concerns, two are less so. Tom noted that some houses are not performing day-to-day maintenance, such as fixing lights that are out. The SLI process includes pre-inspections; he has done all these. On pre-inspections, no one passed the entire checklist, and about 50 percent of groups were responsive. Alumni/ae should encourage responsiveness and participation in pre-inspections. The city inspector won’t come over until these checklists are completed.

Pam presented news from the Facilities Renewal Committee. She is the Chair, and David Friedrich is involved.

* Current focus on fire alarms, doors/egress/sprinklers. System-wide, this would cost ~$10 million to make all the recommended changes. There is no immediate funding or coordination solution. FSILGS should use IRDF loans and grants to perform this work.
* The IRDF is a resource, and includes the Board of Allocation (loans), Grant Advisory board (grants), and Architecture Review Board. Minor project grants are expected. These will cover safety/security project at 75%. Long-term sustainability of IRDF will require consistent efforts to boost donations.
* Scott Klemm reported that there has been some conversation with MITFCU about funding, but they are mostly interested in larger (multi-million) loans. Groups could consider this to supplement IRDF loans.

# Housebill Survey

Scott Klemm reported on the FSILG Housebill Survey, which was conducted by FCI this year. With 23 organizations responding, there is no big change over the last seven years. Surveys asked about historic information, and we have some information for about the last 48 years. Looking at the spread in the fraternity, sorority, and ILG categories, the fraternities are lagging in terms of how much they charge. Housebills range from $3,400 to $6,000+ per semester. The higher ones are sororities that have MIT/lease imposed requirements. Many of our groups include some food costs, with dinners the most commonly provided meal. On average, about 5 meals/week are provided as part of the housebill. Please encourage your group, and others to respond if they haven’t already.

One issue we hope to examine is the concern that groups are not spending enough to maintain their properties because they are not charging enough in their housebills. There is also concern that MIT lends to dorms and subsidizes them, which makes it harder for our houses to charge a sustainable amount. Figures for dorms and the rental market show a gap due to the MIT subsidies (particularly for grad student housing). David Friedrich is looking at what the dorm cost of sustainable ownership model is, in terms of $/sq ft with the long-term goal of MIT increasing dorm rent to cover the cost.

# Plans for 1st Annual Bob Ferrara Alumni/e Leadership Retreat

The retreat will start at 9am on Saturday May 18. The FSILG Office is funding/organizing transportation from/to the MIT campus, to facilitate young alumni/ae participation. The goal is to encourage and inspire alumni/ae involvement with their House Corporations and chapters/groups. Topics will include familiarization with IRDF, FCI, FSILG Office and resources/tools that are available; facilities; National issues; and long-term capital planning. The keynote speaker will be a current MIT undergrad, to help get alumni/ae thinking about mentoring and working with students.

# Insurance

Stan Wulf reported that the AILG group insurance was renewed as of 4/1. The insurance market has hardened so we see the rates go up and coverage go down slightly. There was a 4% increase in the bill, with the cost/student up by 10%, $130-135 per student. The property insurance changes vary, but overall is about the same as last year. The provider is looking at us hard, because we’ve had more claims in the last several years. Eventually this will cause rate increases. Our largest damage source is water damage – frozen pipes, sprinklers, heating. Liability insurance payout has been low since 2002, with only $160K paid out since then. Risk reduction behavior reduces costs. The Directors & Officers insurance is about the same. The Committee will be sending out certificates to houses. Our liability insurance involves 2 excess carriers with the primary carrier, for risk sharing among the three. Some groups buy from both national and AILG, alcohol coverage varies among nationals.

# Announcements/Other Business

* Reach out to Akil if you want to help with the Accreditation Redesign Teams, a small group of volunteers to review feedback and ideas from this year’s community meetings and survey.
* We are setting up alumni/ae contact email lists to make it easier for any of us to get in touch with the right contact at another organization. There will be opt-in lists for the Alumni/ae Corporation officers.
* The AILG Annual Meeting will be May 29 at the MIT Museum. Reception begins at 5:30pm; dinner at 6:30. The speaker will be Karen Singleton from MIT Medical. AILG Board and Ombuds elections will follow dinner.
* The FSILG grade point average rankings are no longer posted online; houses can still contact the FSILG Office to get their own information.

# Adjournment

The plenary meeting adjourned at 9am.

# Abbreviations

AILG Association of Independent Living Groups

BSF Building Safety Facilitation

CPW Campus Preview Weekend

DSL Division of Student Life

FCI FSILG Cooperative, Inc.

FSILGs Fraternities, Sororities and Independent Living Groups

GRA Graduate Resident Advisor

IFC Interfraternity Council

ILGs Independent Living Groups

IRDF Independent Residence Development Fund

LGC Living Group Council

Panhel Panhellenic Association

SLI Safety, Licensing and Inspection Program