

## DRAFT - Governance Agreement – DRAFT 3/21/2018

MIT understands and appreciates the role that FSILGs play in the community. In particular, it understands the role these organizations provide in creating leadership experiences for the students that lead to a more fulfilling experience at the Institute and most importantly skills that help them be successful in their careers. It is therefore in the interest both the Institute and the students that the FSILG community is supported and encouraged to have the maximum degree of self-governance. It is also important to create structures that encourages active alumni participation in the chapter and allow as much freedom as possible for the chapter to manage its activities and expenses in a way that supports the goals of each individual organization.

Paramount to this is the concept of “owning” the chapter. Once an organization takes possession of a facility, it is assumed that the facility is theirs in perpetuity. This approach leads to the maximum involvement of alumni, as well as organization pressure to keep the facility in proper working condition and well maintained.

Organizations vacating a facility permanently should be a rare event that occurs under only extreme circumstances. Using these concepts as a broad guideline, the proposed governance draft attempts to lay out an agreement between the FSILG organizations and the Institute:

**Some Probable Assumptions:** 6 Story Units, Separate Entrances, 2 units share common elevator, Kitchen in lower floors, Kitchenette on top floor, Ability to isolate upper floors through smart elevator access, Shared infrastructure where possible

1. Lease	Leases are 40 year, with transparent renewal process that occurs 10 years before lease end date.
2. Maintenance	Depending on the ownership model chosen, the organization is responsible for its share of the cleaning and maintenance. Should the chapter fall behind in maintenance, MIT provides written notice to House Corp with time to cure deficiencies. Houses will need to use approved vendors to ensure code adherence and proper insurance. Developing a coop of approved vendors will be encouraged.
3. Chapter suspension	In the event of a chapter suspension, MIT has the right to utilize the facility for other student housing purposes during the suspension and will pay the chapter the appropriate rent based on the ownership model. When the Chapter is reinstated, the facility will be returned to the Chapter.
4. Chapter Expulsion	Should the Committee on Discipline decide to shut down a chapter permanently. MIT would take over the facility and repurpose for another FSILG living group. If the chapter has ownership of the facility (e.g. model III) then MIT will buy out that ownership at a price based on 40 year straight line depreciation of the initial investment (e.g. ½ after 20 years). Chapter alumni will be informed and included in all discussions as the disciplinary process progresses.
5. Management	All FSILG housing management and financial arrangements will be coordinated through a new department located in DSL office. MITIMCo will no longer lease FSILG housing.
6. Under occupancy	Should occupancy fall below top floor capacity, MIT has right to use elevator system to isolate entry to top floor and house other members of the MIT student community. MIT would and pay rent and operating costs equal to the appropriate % of bedroom space.
7. Summer use	Under ownership model I, MIT utilizes house over summer. Under Model II and III, chapter can utilize house over summer with tenant priority given in order to: 1. Members of the chapters, 2. Others in the MIT community, 3. Members from the national at other accredited institutions, 4. Other college students.