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Financial Details, Kent Memorial

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FINANCIAL DETAILS, KENT MEMORIAL

BY E. C. GODDARD

The following is a statement, with such details as I should think would answer the purposes of other chapters, of the ways and means adopted for securing the present building just completed at Ann Arbor.

In 1883, and perhaps earlier, Kent Chapter initiated plans looking to the building of a permanent home. Not much was done, however, until 1907. In that year Kent Chapter Building Association of the legal fraternity of Phi Delta Phi became an incorporated body, and a lot was purchased for \$4,500. This lot was advantageously situated and was purchased on a contract that permitted of small payments from year to year. Each member of the active chapter as he finished his course of study subscribed \$50 to the building fund in the form of ten notes of \$5 each or five notes of \$10 each, one note payable annually without interest. On these subscriptions enough had been paid in January, 1914, to cover \$3,000 of the purchase price of the lot, beside keeping up taxes and interest.

During the holidays in January, 1914, a committee from the active chapter held a conference with Detroit alumni, the result of which was sufficient encouragement to justify active plans for building the new house. An architect was at once secured and plans were drawn for a house to cost about \$25,000. The Detroit alumni made liberal subscriptions and visited Chicago, Cleveland, Saginaw, and Bay City in the interests of the movement, beside conducting a wide correspondence. It was proposed to try to secure from the subscriptions made by men leaving the active chapter a sufficient fund to pay the balance of the purchase price on the lot. The alumni at large were to be appealed to for further stock subscriptions to the extent that they felt they could make donations to the building fund, and they were then to be asked to subscribe to 6 per cent bonds to the amount of at least half the cost of the building.

Arrangements were made with a local bank to loan at the rate of 6 per cent on a first mortgage the balance of the money needed.

Contracts were let, so that the construction of the building was begun as soon as the spring opened in 1914. Under these arrangements new subscriptions and payments on old subscriptions have been received to the amount of \$11,800. It is believed that all the new subscriptions will be paid promptly so that this represents the total amount subscribed to date which is now available for use. \$10,150 of this has actually been paid in and the bank has furnished \$12,000. \$4,000 more must be secured from some quarter to complete the payment, but this has been practically guaranteed by some of the members who are willing to stand behind the enterprise until complete subscriptions are received. The house will cost about \$26,000 and \$1,000 more is being expended for furnishings.

A regular first mortgage has been given to the local bank to cover the \$12,000 loan and a trust mortgage has been issued to Professor Ralph W. Aigler, a member of the local chapter, as trustee for the bondholders who have purchased the 6 per cent bonds.

I attach forms of stock subscriptions, bond subscription, and interim receipts that have been issued until the bonds are ready. The trust deed of course is too long for use here. The notes signed by the men of the active chapter as they leave are simple notes.

An itemized statement of the costs follows:

Basement walls and iron work, \$2,387; brick, mason and plastering, \$7,738; rough lumber, \$2,020; interior trim lumber, \$2,393.94; sheet metal work, \$326.70; tapestry brick, fireplace, \$86; porch columns, \$352; hardware trim, \$128.40; plumbing and heating, \$2,298; artificial stone, \$125; brick for exterior, \$861; corner stone, \$31; vacuum cleaner, \$242; nails and rough hardware, \$214.20; flooring bathrooms, \$250; painting, \$772.83; carpenter work, \$2,770.29; asbestos shingles, \$408.98; water connections,

\$35; electric wiring, \$200; electric fixtures, \$215; window shades, \$48.75; architect fees, \$875; superintendent, \$375. Total, \$25,154.09.

Estimated additional: painting, \$500; carpenter work, \$1,000; electric wiring, \$500; miscellaneous, \$500. Estimated total, \$27,654.09.

Receipts: Loan, Ann Arbor Savings Bank, \$12,000; General Fraternity Memorial Fund, \$500; Alumni Kent Chapter Stock Payments, \$1,350; Bond Subscriptions (\$8,850 paid), \$9,400; Bonds sold by Secretary-Treasurer, \$2,000. Total, \$25,250.

BOND SUBSCRIPTION, KENT CHAPTER BUILDING ASSOCIATION

\$.....,1914.

I hereby subscribe for bonds of the Kent Chapter Building Association of the Legal Fraternity of Phi Delta Phi, of the face value \$100.00 each, bearing interest at the rate of 6 per cent per annum from the date of payment in full. Such bonds are to be payable on or before 10 years from issuance as may be determined by said corporation, and are to be secured by mortgage on the chapter house to be erected by the corporation. The amount of this subscription shall be payable upon the beginning of the erection of a chapter house, and only upon condition that such house shall be erected within two years from this date.

Name

Street

City and State

STOCK SUBSCRIPTION, KENT CHAPTER BUILDING ASSOCIATION

\$.....,1914.

I hereby subscribe for shares, of the face value of \$10.00 each, of the stock of Kent Chapter Building Association of the Legal Fraternity of Phi Delta Phi, to be payable upon the beginning of the construction of a chapter house, and only upon condition that such house be erected within two years from this date.

Name

Street

City and State

KENT CHAPTER BUILDING ASSOCIATION OF THE LEGAL FRATERNITY
OF PHI DELTA PHI

Interim Receipt

No..... Ann Arbor, Mich.,.....1914.

RECEIVED of

..... (\$.....) Dollars.

in payment of subscription to bonds, Second
Mortgage Bond Issue. Interest will be paid from the date of this
receipt, upon the amount represented by this receipt, at the rate
of 6 per cent per annum. A bond of equal amount will be deliv-
ered when ready, upon surrender of this receipt to the Trustee.

.....
Treasurer.

By.....

TRY IT YOURSELF

Smith died leaving seventeen mules and three sons. In his will he left one-half to the eldest son, one-third to the next, and one-ninth to the youngest.

The administrator rode a mule out to the farm to divide the property, but when he went to divide the seventeen into halves, thirds, and ninths he found it was impossible with live mules; he unhitched his own, putting it with the other seventeen, making eighteen, when he proceeded to divide as follows: One-half, or nine, to the eldest, one-third, or six, to the next son, and one-ninth, or two, to the youngest. Adding up nine, six, two, he found that it make seventeen, so he hitched up his mule and went home rejoicing.