



# ANNUAL REPORT

June 30

# 2026

This report documents the activities, accomplishments, and financial status of the Delta Delta Property Association of Sigma Nu Fraternity, Inc., and the Delta Delta Alumni Chapter for the fiscal year ending this date.

## DELTA DELTA (ΔΔ)

**2025 – 2026 ANNUAL REPORT  
DELTA DELTA PROPERTY ASSOCIATION  
DELTA DELTA ALUMNI CHAPTER**

June 30, 2026

**I. INTRODUCTION**

This joint annual report addresses the activities and financial status of the Delta Delta Property Association of Sigma Nu Fraternity ("Association") and the Delta Delta Alumni Chapter of Sigma Nu Fraternity ("Alumni Chapter"). It was prepared and submitted by the President of the Delta Delta Property Association of Sigma Nu Fraternity as required by Article VI of the Association's Bylaws. In addition, it is intended to meet the alumni chapter reporting requirements established by the General Fraternity (GF). The Association President concurrently served as the Commander of the Alumni Chapter during this reporting period. The period of this report is from July 1, 2025, through June 30, 2026, unless otherwise stated. This report is published without some of the financial results in order to make the report available as early as possible. Complete financial results will be added after the end-of-year accounting statements are available.

**II. FOREWORD**

This report addresses the activities in which the Association officers and directors and Alumni Chapter officers have been engaged. The Collegiate Chapter was suspended on May 11, 2018. Therefore, there are no Collegiate Chapter activities to report.

**III. ALUMNI CHAPTER**

**1.0 ACTIVITIES AND ACTIONS**

**1.1 JOINT ANNUAL MEETING AND ELECTIONS**

The annual meeting of the Alumni Chapter was jointly held with the Association on October 19, 2025.

The meeting included a report by Brother Nelson, a question-and-answer period, and elections. There was no old or new business conducted.

Chapter officers elected at that meeting are:

|                       |                       |
|-----------------------|-----------------------|
| Worthy Commander:     | Rich Feimster, ΔΔ1000 |
| Lieutenant Commander: | Brian Burns, ΔΔ1583   |
| Treasurer:            | Tom Will, ΔΔ891       |
| Recorder:             | Cam Sabatini, ΔΔ1534  |
| Advisor:              | Jim Wyland, ΔΔ1273    |

The following Association officers were elected for a term of one year.

|                 |                      |
|-----------------|----------------------|
| President       | Bob Nelson, ΔΔ916    |
| Vice President: | Dan Shoffner, ΔΔ1035 |
| Treasurer:      | Chris Dorian, ΔΔ1484 |
| Recorder:       | Bob Nelson, ΔΔ916    |

Brothers Gary Gleason, ΔΔ1247; and Lane Kintigh, ΔΔ1156 were re-elected for three-year terms as directors. The expiring term of Nick Bucci, ΔΔ1510, was left vacant as there were no volunteers nor nominees. Following the meeting, Brother Brian Collery, ΔΔ1278, was approved to fill the vacancy

With six of nine directors voting in-person or by proxy, Brother Ernie Russom, ΔΔ1014, was unanimously reelected as Chairman of the Board.

Complete contact information for these officers was distributed, along with a full meeting report, following the annual meeting. The contact information is not repeated here for privacy reasons.

## 1.2 ACTIVITIES

Working with contractors, the Alumni Chapter:

- Mailed a bio-update form to all alumni;
- Mailed a donation solicitation to all alumni;
- Prepared and distributed one fall and one spring newsletter via hardcopy and e-mail;
- Prepared and distributed one fall and one spring update letter by e-mail;
- Received and deposited donations to the Re-Colonization Fund;
- Sent e-mail acknowledgements to all donors;
- Maintained the alumni database and informed the GF of address changes;
- Posted updates on Facebook and LinkedIn group pages including obituaries of deceased brothers;
- Sent condolence letters to families of deceased brothers;
- Maintained the alumni web site: [www.sigma-nu-psu.org](http://www.sigma-nu-psu.org); and
- Held an alumni tailgate for Homecoming (attendance was small). Inclement weather prevented a Blue-White tailgate.

Similar alumni relations/communication activities are planned for FY 26 – 27.

Brother Nelson attended the Delta Kappa chapter re-chartering ceremony at the University of Delaware in early May.

## 2.0 ALUMNI CHAPTER FINANCIAL STATUS

Expenses for the activities reported above totaled \$12,304 and were paid by the Association.

This fiscal year's fund-raising resulted in donations from 49 donors totaling \$11,318 all of which were retained in the Re-Colonization Fund, yielding a negative cash flow of \$986. The Fund total stands at \$58,064.

## 3.0 RE-COLONIZATION ACTIVITIES

On-site recruitment of new colony members by the GF team is planned to begin in August 2026.

All Alumni Advisory Board (AAB) have been filled. Brother Rob Brunner, ΔΔ1077, has agreed to serve as the Board Chair, and Brother William Barr, ΔΔ1424, is a Recruitment Advisor. As reported in our spring newsletter, the other AAB members are: Jim Wyland, ΔΔ1273, Chapter Advisor; Bud Bilanich, ΔΔ926, LEAD; Anthony Italiano, ΔΔ1256, and Victor Schleich, ΔΔ1477, Risk/Social; Jordan Harty, ΔΔ1471, Financial; Paarth Patel, ΔΔ1500, Recruitment; Bill

Snyder, ΔΔ1123, Alumni Relations; and two at large members, Ian Mcullough, ΔΣ, and Eric Kulikowski, KΙ.

Two GF recruitment consultants visited Penn State on March 29 – April 3, 2026. The purpose of the visit was to meet with key university staff, conduct interest group meetings and generally lay the foundation for recruiting the colony this fall. We'll separately communicate the final schedule and induction ceremony plans by e-mail. Local brothers joined GF consultants for a social hour on April 1.

The Re-Colonization Plan and Timeline are available to any alumnus by contacting Brother Nelson (at nelsonnittany@aol.com) so it will not be discussed further in this report. The three phases of Re-Colonization are described on our web site (sigma-nu-psu.org). Navigate to:

About Us>>Undergraduates>> Re-Colonization

Re-colonization activities planned for the 26 – 27 fiscal year include:

- Coordinate (with OFSL) announcement plan of Sigma Nu's return to campus;
- Begin colony recruitment and related events in August 2026;
- Begin extending bids on September 27;
- Conduct colony induction ceremony on October 3;
- Begin new member education; and
- Maintain the plan and timeline.

#### **4.0 POSSIBLE RE-COLONIZATION CHALLENGES**

As stated in last year's report, there are several challenges that may arise on the path to re-colonization.

- Although OFSL has been very supportive, the university could attempt to purchase our property under the terms of our deed. A legal challenge to such an attempt could be funded using the re-colonization fund with no assurance of success. The Association's Board of Directors is well aware of this challenge and will retain legal counsel as needed. Due to the semi-public nature of this annual report, the Association's strategy cannot be further discussed herein.
- As a result of this concern, the Association retained an attorney with no related actions this FY
- Last year's report noted the university had recently required that each fraternity have a university advisor by fall 2024 and had set extensive requirements for that position. The university has since deleted this requirement.

### **IV. PROPERTY ASSOCIATION**

#### **1.0 ACTIVITIES/ACTIONS**

##### **1.1 TENANT IMPROVEMENTS**

A security camera was installed to monitor activity at the front door.

## 1.2 CLEANLINESS/CARE OF PROPERTY

The Evans Scholars Foundation (ESF) continues to be an outstanding steward of our historic property based on weekly walk-throughs conducted by the Nittany Cooperative visits and two end-of-semester, room-by-room inspections. Although minor discrepancies have been noted, as in the past, they have been corrected in a timely manner.

## 1.3 TENANT INTERACTIONS

On February 9, 2026, ESF offered to extend the lease (which expires on May 31, 2028) with an annual lease rate of \$300,000 per year for any additional years, with an opportunity for increases with a long-term lease. Additionally, should the Association decide to sell the property, ESF offered a purchase price of \$5,000,000. After consulting with our attorney and accountant, the board of directors voted to decline both offers. On February 18, the Association informed ESF that the current plan is to begin recruitment in August 2026, move the new members into the house in the summer of 2028 and keep ESF informed of any changes to that plan.

There were no other interactions with ESF other than routine communications regarding care of the property.

## 1.4 MAINTENANCE, REPAIRS, AND IMPROVEMENTS

### 1.4.1 Capital Improvements

LeafFilter gutter guards were installed on the front gutters. The kitchen porch steps (masonry) will be replaced with concrete due to weathering damage.

### 1.4.2 Maintenance and Repairs

Routine maintenance and repairs consisted of:

- Door repairs and adjustments;
- Lighting repairs;
- Emergency lighting and exit sign repairs;
- Plumbing including urinal, toilet, and shower repairs; and
- Exterior door lock repairs and combination changes.

Planned routine maintenance and repairs included:

- See ongoing maintenance & repairs below

Unforeseen repairs included:

- Repaired kitchen fire suppression system;
- Repaired the front door;
- Repaired roof due to leakage (covered by warranty);
- Replaced hot water system condensate pump and three-way mixing;
- Replaced several emergency light units;
- Prepped & painted exterior of three rear patio doors;

- Replaced one toilet; and
- Caught and removed bats that had entered the house.

Planned non-routine maintenance and repairs for '26 – '27:

- No significant projects are foreseen.

Ongoing maintenance and repairs include:

- Property services provided by Nittany Cooperative including weekly and end-of-semester walk-through inspections with Google document reports and accompanying by Brother Nelson (as schedule allows); and bedroom key management;
- Lawn and shrub care;
- Pest control;
- Maintaining service and monitoring of the alarm system;
- Inspecting (and maintaining/repairing as needed) the structure's sprinkler system, fire extinguishers, hot water system boiler, fire alarm system, water supply backflow preventers, and kitchen hood exhaust system;
- Exterior door combination changes; and
- Summer security checks.

ESF is responsible for the maintenance, replacement and repair of any doors, window casements, glazing, water softener and salt bin (including replenishing salt), plumbing fixtures and pipes, electrical fixtures, wiring and conduits, and heating systems when such replacements or repairs are necessitated in part or in whole by the act, neglect, fault or omission of any duty by the tenant, its agents, employees, or invitees. The tenant is also responsible for maintaining the carbon monoxide and smoke detectors and snow removal.

## 1.5 INTERACTIONS WITH THE UNIVERSITY, BOROUGH AND OTHER FRATERNITIES

Members attended multiple meetings of the Lion Fraternity Alumni Association (LFAA) ([www.lfaa.net](http://www.lfaa.net)). Brother Nelson was elected as a director of the LFAA, joining Brother Jim Shincovich, ΔΔ860, as Sigma Nus on this board.

The Association participated in a conference call with the GF and OFSL regarding re-colonization.

## 2.0 CAPITAL NEEDS FOR RE-COLONIZATION

Re-colonization will not come without a price tag.

In addition to funding re-colonization activities, significant property expenses are anticipated during the final year of the leasing period. These include:

- Parking lot pavement patching;
- First floor furnishings (replacement of worn out ESF furnishings);
- Sound equipment for basement entertainment room;
- Bar and DJ stand for entertainment room;
- Upright freezer (for use by the meal service provider);
- Refrigerator (for use by the brothers);

- Replacement (due to age) of double door refrigerator (for use by the meal service provider);
- Exterior trim painting (every 5 – 7 years)
- New commissary flooring (the current flooring contains asbestos thus requiring a qualified contractor and special safety protocols);
- Replacing the south portion of the rear patio wall;
- Patching and painting of commissary walls; and
- Return and installation of memorabilia from storage.

The total cost of these improvements and repairs is roughly estimated to be at least \$88,000 with approximately \$19,000 to be funded from the annual operating budgets and the remaining \$69,000 from savings. With approximately \$58K in the Re-Colonization Fund, we'll need at least an additional \$11K to fund the return of the Delta Delta Collegiate Chapter.

You are urged to consider donating to the Re-Colonization Fund. We have positive operational finances from our tenant. We have money in the bank from Brothers who are committed to re-colonization. We have the leadership and proven re-colonization processes from National. Finally, we have the university's support for our re-colonization.

When we were undergrads, it was our predecessors who established the physical and cultural state of the Chapter. Now, we have a blank slate. We have the opportunity to re-establish the physical and cultural future of the Chapter.

With your support, we have the opportunity to re-establish Sigma Nu at Penn State to a status that we believe its values and mission require. It only takes a moment to make a gift, large or small, and its impact will be felt immediately as we continue to work toward a new and bright future for our beloved Delta Delta.

Please send your donations to:

Sigma Nu, Penn State University  
Payment Processing  
P.O. Box 2187  
Columbus, GA 31902-2187

Or donate on-line at [www.sigma-nu-psu.org](http://www.sigma-nu-psu.org).

All donations will be set aside to support the successful re-colonization of Delta Delta Collegiate Chapter of Sigma Nu at Penn State.

### **3.0 ASSOCIATION FINANCIAL STATUS**

A full financial report will be included in an Addendum to this Annual Report after year-end financial statements are prepared by our accountant. The summary sheet of the FY 25 – 26 budget execution report is enclosed. The Association had a positive net operating cash flow of \$13,585. Net cash flow is expected to decrease for the next two years because inflation exceeds the 2% annual rent increase in the ESF lease. The Association's cash assets total approximately \$171K.

## V. REPORT AVAILABILITY

This report will be posted in our web site, [www.sigma-nu-psu.org](http://www.sigma-nu-psu.org). Interested alumni can obtain the file by sending a request to Brother Nelson at [nelsonnittany@aol.com](mailto:nelsonnittany@aol.com). Officers, directors, advisors and the GF will receive this report by e-mail.

## VI. ACKNOWLEDGEMENTS

Deep appreciation is extended to the following alumni for their advice and support to the Association and the Alumni Chapter this year:

Darren Crisman, ΔΔ1475, Association Director  
Chris Dorian, ΔΔ1484, Association Treasurer  
Rich Feimster, ΔΔ1000, Alumni Chapter Commander  
Brian Burns, ΔΔ1583, Alumni Chapter Lieutenant Commander  
Dan Shoffner, ΔΔ1035, Association Vice President;  
John Forstmeier, ΔΔ1499, Association Director  
Gary Gleason, ΔΔ1247, Association Director  
Lane Kintigh, ΔΔ1156, Association Director  
Doug Kosydar, ΔΔ1249, Association Director  
Ernest Russom, ΔΔ1014, Chairman of the Board of Directors  
Cam Sabatini, ΔΔ1534, Alumni Chapter Recorder;  
Jon Vinas, ΔΔ1473, Association Director;  
Brian Coltery, ΔΔ1278, Association Director;  
Tom Will, ΔΔ891, Alumni Chapter Treasurer; and  
Alumni Advisory Board members listed in paragraph III.3.0 above.

All the officers, directors, and advisors are thanked for their support throughout the year. As always, feedback on how to improve the Association's or Chapter's operations is encouraged and will be greatly appreciated.

Rich Feimster, ΔΔ1000, Alumni Chapter Commander, has reviewed and concurs with this report for the Alumni Chapter.

Respectfully Submitted,

*Robert A. Nelson*

Robert A. (Nellie) Nelson, '72, ΔΔ916  
Captain, US Navy (Retired)  
President and Recorder  
Delta Delta Property Association  
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Enclosure: FY 25 – 26 Budget Execution Summary Report