



Delta Phi Epsilon

FOUNDATION FOR FOREIGN SERVICE EDUCATION

Greetings,

On behalf of the Delta Phi Epsilon Foundation for Foreign Service Education, we are excited to present our updated proposal for the acquisition and development of a new house to serve as the Foundation's headquarters, library, and archives.

Our goal is to create a physical representation of the organization's rich history and to provide a hub for our brothers of all ages, with a special focus on the educational and professional development of college-aged and young-professional brothers.

I. Executive Summary

The DPE Foundation for Foreign Service Education (hereafter, the DPE Foundation) is committed to using a large portion of the proceeds from the sale of 3401 Prospect Street to purchase a new house in Georgetown or a nearby location. This new house will be the Delta Phi Epsilon Foundation for Foreign Service Education Library and Archives, and will serve as a hub for the organization's activities, events, and meetings, as well as a library, museum, and a place of learning for students, faculty, brothers, researchers and others. A House Management Committee will be appointed to oversee the purchase and operation of the new house, and an archivist and librarian, to be selected by the committee to watch over the property. A separate Historical Advisory Committee will be responsible for preserving the organization's historical documents and artifacts.

II. A New Opportunity to Carry Out Our Long-Term Plan

The DPE Foundation remains committed to carrying through its plan to use a large portion of the proceeds from the Foundation's 2020 sale of the property at 3401 Prospect Street to purchase a new house, and to that end obtain legal advice on taxation and zoning issues. As officers of the Foundation, we will in the next few months provide further information about the steps the Foundation plans to take with respect to using the sales proceeds to purchase a new house.

III. Primary Goals of the New Property

The primary focus of the DPE Foundation is to purchase a house in Georgetown to serve a number of important functions:

1. The House would be a physical representation of $\Delta\Phi E$'s history and serve as a hub for undergraduate, faculty, alumni brothers and others. It would also serve as a source of pride and inspiration for our brothers, reminding them of $\Delta\Phi E$'s rich and storied legacy.



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This house will represent our history, achievements and importance in shaping the students and graduates.

2. The House would serve as the spiritual home of the ΔΦΕ community. The House would serve as an event venue for a variety of ΔΦΕ events, including but not limited to: meetings, salon discussions, guest speaker events, networking events, fundraisers, and more. This house will be a central location for all sorts of activities, events, and meetings.
3. The House would serve as the archive for ΔΦΕ historical documents, as well as books on foreign service, foreign affairs, foreign policy, international diplomacy, international commerce and trade, history, and so on. The House would also store relevant ΔΦΕ historical documents and artifacts, along with this library.

IV. Steps the Foundation Plans to Take Immediately

As President and Secretary of the Foundation, we wish to provide further information about the steps the Foundation plans to take respect to using the sales proceeds to purchase a new house.

1. When and if the escrowed funds are released and the Foundation has identified potential properties, it intends to enter a buyer's realtor contract to begin inquiring about a sales contract to purchase the most suitable house in Georgetown. This will involve alumni visiting potential properties and then the realtor's negotiating the terms of purchase with the seller.
2. The Foundation will appoint a volunteer committee called the "House Management Committee" which will be responsible for overseeing the actual purchase of the new house and the developing of an operating plan for how that new house will be managed. This committee will be responsible for preparing the budget for the purchasing and subsequent operating of the new house, as well as developing house rules governing the use and maintenance of the property.
3. The Foundation would require an archivist and librarian. The House Management Committee will be the one to review applications for these archivist and caretaker role.
4. The Foundation would be required to pay annual property taxes to the District. Additionally, substantial insurance, utilities and other maintenance costs need to be paid on an ongoing basis. For this reason, the Foundation plans to use that portion of the escrowed funds not needed for the House purchase to create an investment Endowment Fund, the interest from which the Foundation would use



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first for upkeep of the operating of the property and, with whatever might be left over, to advance its charitable and educational activities.

5. The Foundation will also create a “DPE Historical Advisory Committee” composed of volunteers to serve as the organization’s historian/librarians, charged with maintaining the Foundation’s archives. At a later point in time, presuming sufficient resources, the DPE Historical Advisory Committee can undertake a project to write a comprehensive history of everything Delta Phi Epsilon.

We believe that this new Delta Phi House will be an important asset for the Foundation, serving as the home of the librarian / archivist and a source of inspiration, a hub for events and activities, and a valuable resource for study, education, and professional development for foreign service and related subjects.

Sincerely,

Joseph Picozzi
President & Treasurer

Carlos Roa
Secretary