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ΦΞΠ • 1916

Xi-Lights



ZBT • 1970

March 2004

Xi Chapter of Zeta Beta Tau Fraternity

Georgia Tech • Atlanta, Ga.

Alumni

Profile

George Kalnin '74

An Unconventional Career Path with Adventures Along the Way

In recalling favorite memories of his fraternity days, **George Kalnin '74** mentions the great band parties on Saturday nights after home football games, and a particular "pledge raid."

"As a freshman, in the wee hours of a Sunday morning, my pledge brothers and I went to the house with ladders and removed all the furniture from the downstairs and stacked it all in the middle of the roof, without waking the brothers. Then we went back to our dorm," he says, laughing with the memory. "When the brothers came downstairs for breakfast, there was nothing to sit on."

Since then, George has gone from rambunctious freshman to mechanical engineer to corporate finance professional to lobbyist to commercial real estate professional to ambitious entrepreneur, with a stint at the Olympics thrown in along the way.

George, who lives in the Atlanta suburb of Roswell, recounts the unconventional path his career has taken: "When I graduated from Tech with a mechanical engineering degree, I stayed in Atlanta and worked for Georgia Power Company in generating-plant engineering. While there, I went to Georgia State University in Atlanta for an MBA in finance. When I graduated in spring 1978 from Georgia State, I transferred to the corporate finance department at Georgia Power, where I mostly worked on regulatory issues in finance.

"About four years after that, I was asked to transfer to the governmental affairs department at Georgia Power, and I was part of the team of lobbyists at the Georgia State Capitol."

In 1985, he had been at Georgia Power for 11 years and felt it was time to move on and seek new challenges. "I went into the commercial real estate business," he says. "I started with First Fidelity Mortgage Corporation, which did commercial mortgage financing. In the early 1990s, I left and began working in commercial real estate appraisals."

Commercial real estate, he explains,



George Kalnin '74 with wife, Kathy, at their 2002 wedding.

includes properties such as office buildings, apartment complexes, shopping centers and hotels.

In 1996, George made an unusual decision. He left his job in the appraisal business and, for six weeks, volunteered full time for the Atlanta Committee for the Olympic Games (ACOG), just prior to and during the time that the Olympics were in Atlanta.

"I was the envoy for Latvia," he says. It was the first time the envoy concept had been implemented at the Olympics. As envoy, his mission was to help the Latvian team with logistics and protocol. He trained for two years for the task, taking classes at night.

"There were 198 countries, and 198 envoys," he explains. "Depending on the size of the delegation from each country, each envoy had one or more associate envoys. The Latvian team contingent — including athletes, coaches, and team doctors — was more than 80 people. I had four associate envoys and four drivers. We were the liaisons between the team from Latvia and ACOG."

Of course, as a volunteer, George received no pay. He served as an envoy because he wanted to do it. "I had planned to quit the

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Report

By Douglas A. Bodner '87, Alumni President

Our Fundamental Goal: Helping the Colony Achieve Success

The past several months have been busy for the trustees as well as for the undergraduate ZBT colony. I have much news to report on issues that affect our brotherhood and the future of Xi Chapter.

First, I would like to recognize our undergraduates for their progress since the last newsletter. As you know, they participated in homecoming activities, including the Wreck Parade. They also scored a number-one ranking in grades among IFC fraternities for fall semester 2003. Our congratulations for this great achievement.

In January, the colony held officer elections. Congratulations to **Ben Deneweth** on his election as president and to the rest of the newly elected officers. We look forward to their accomplishments in the upcoming year. They are becoming more involved on campus through such activities as intramurals, freshman orientation and campus tours. These activities will help them build their membership. Spring rush netted two new brothers, for a total membership of 12.

Our undergraduates have indeed been successful in many areas. However, with their relatively small membership, they have difficulty in managing the house. This leads me to the second major issue of this report.

As you know, the trustee board maintains fiduciary responsibility for the chapter house and other assets, and also is responsible for ensuring the long-term existence of ZBT at Georgia Tech. We have taken these responsibilities quite seriously. During our time without an undergraduate group, we continued operating the house — renting it to Tech students for cash flow — so that we could keep the property. This strategy worked well for that time.

We are faced with a different situation now, though. With the Atlanta market in a rental recession, we have experienced a potentially serious vacancy situation. Off-campus apartments have become cheaper and more attractive to students. Georgia Tech, in fact, has not been able to fill its residence halls this year. Not having a fraternity that can fully occupy the house creates a dilemma. And with only a handful of brothers currently living in the house, it is too much of a burden for the colony to maintain the property as a larger fraternity could. We must keep in mind that their foremost obligation is school, and that the fraternity's true benefits are friendships, learning, leadership and social opportunities.

To preclude adverse financial consequences, we have entered into negotiations with the house corporation of Phi Kappa Psi Fraternity and are in the process of executing a 12-month lease with them, starting fall 2004. Phi Kappa Psi is a relatively new fraternity, founded at Tech in 1998, with approximately 30 brothers. Of course, we are taking appropriate precautions to safeguard our property, including a sizable deposit and references. During the term of the lease, we will not hold any alumni functions at the house. Alternate arrangements will be made.

Yes, this rental makes sense from a financial perspective. It lets us continue paying for the operation and upkeep of the house, and it provides funds that can be used to help our colony. That said, this was a very difficult decision for us. We remain committed to helping our undergraduate colony

succeed and obtain full chapter status from the national fraternity and from Georgia Tech. And we certainly want them to live in the house and make it their own. We will be working with them to find group housing and to build their numbers over the next year so that they can take over the house.

Making our colony successful is a team effort between the undergraduates and alumni. That is our fundamental goal. Your support has been, and I hope will continue to be, a crucial part of that success. We may soon be without our house, temporarily. But we will continue to have our brotherhood, both as the memories we share as alumni and the good times and camaraderie we will enjoy in the future. And we will continue to have the rewards that come from keeping the tradition of our Xi Chapter alive at Georgia Tech.

As always, thanks for your support and encouragement. ■

Spring

Fling

Annual Spring Picnic Beckons

Please join us for the annual Phi Ep/ZBT Spring Alumni Picnic. The past several years have turned this event into a tradition that alumni and families look forward to each year.

Date: Saturday, April 17, 2004

Time: 11:00 a.m. until 4:00 p.m.

Location: Pinckneyville Park, 4795 S. Old Peachtree Rd., Norcross, Ga.

We will send an e-vite to local area alumni a few weeks before the picnic with further details. If you live out of town but plan to be in Atlanta that weekend and would like to attend, please e-mail **Doug A. Bodner '87** at **dbodner@mindspring.com**. We will be happy to add you to the e-vite.

We look forward to seeing you there! ■



Alumni and families enjoy the Spring Alumni Picnic in 2003.

Alumni UpDates

Robert R. Propp '57

(1528 Keel Dr., Corona del Mar, CA 92625; bpropp1@cox.net) Retired and playing golf four days a week in Newport Beach, Calif.

Morton L. Metersky '58

(725 Cheryl Dr., Warminster, PA 18974-2134; metersky@aol.com) Photography has taken over as my major retirement endeavor. I joined a camera club in 1997, and I am now in my second year as president. I have had a one-man show and will have another in which 36 images will be displayed. I will exhibit in a local prestigious art gallery this summer, will have a one-man show at our local library in July titled, "The World of Shadows." I go out shooting at least once a week except when it is raining or the temperature is below 40 degrees. I have won many first-place and several best-of-show ribbons. Three images were in a mixed-media art show several years ago, and one of them was featured on the catalog cover. It's a great lifetime hobby. I use two Nikon cameras, one 20 years old and the other six months old. I

only do color slides and use a photo scanner so I can do "processing" in Photoshop. I also teach courses in photography and visual arts to seniors. I lead a camera club Mentors Group.

Howard R. Levy '65

(604 Sugar Mill Rd., Greer, SC 29650-3612; the-levys@charter.net) Two years ago I got caught when the company I was working for decided to downsize. I am now on my own selling various types of textile yarns in the industrial and home furnishings industries. Linda and I have three wonderful children who are scattered all across the country — one in L.A. who is working on his Ph.D in history, a lot smarter than his dad; one in Cincinnati who is married; and one in Connecticut working for Cingular Wireless.

Mark A. Goodman '69

(21 Lakeview Ave. W., Cortlandt Manor, NY 10567-6415; mkgoodman@att.net) I have been involved in the field of industrial airborne ultrasonics for almost 30 Years. My wife, Ilene, is involved in real estate,

and my daughter is in her third year of college, and my son starts college next year. I do extensive travel for business and my hobbies are art, Austin Healeys and remote-control aircraft.

Michael Jay Goldmeier '73

(4721 Berrywood Ct., Virginia Beach, VA 23464-5878) I own a general contracting company in Virginia Beach, Va., and a Butler Building franchise and do work in southeastern Virginia. My son graduated from Georgia Tech in 2000 and works for my father in real estate property management in the same office area as my business. My daughter graduated from ODU in 2003 and teaches high school. I remarried in 1998 and my wife has a grown daughter and son. We have GT football season tickets and come to about three games a year. I helped to start an alumni club here in 1992 and was given the Ramblin' Wreck Award by the alumni association in 1997. We try to play a lot of golf and follow the Yellow Jackets on the road in our geographical area as much as possible.

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Alumni Profile – George Kalnin '74 ... continued

appraisal business anyway," he says. "I just timed that with the Olympics."

Afterward, he went back to work in commercial real estate, as an agent this time, with Richard Bowers & Company in Atlanta. After a few years, he went to work with HealthAmerica Realty Group, a specialty commercial real estate company dealing solely with medical office buildings.

His next career move, in February 2002, was to start his own company as a commercial real estate broker — Precision Associates, LLC. In this capacity, he was recently involved in purchasing a 20-year-old office complex with seven buildings, near Atlanta. The complex is owned by a special-purpose legal entity formed between his company and a realty company in Baltimore.

"Last year we did an extensive renovation of the buildings, including new roofs and new exteriors," George says. He is now seeking tenants to fill the renovated space, and for more properties to purchase.

"As a commercial real estate broker, I work on a lot of other projects, too," he adds. "It's general brokerage work."

George was married for the second time in December 2002. His wife, Kathy, has a daughter and George has a son. Both children are seniors in high school.

George treasures his memories of Zeta Beta Tau at Georgia Tech and, in the years since graduation, has helped out the chapter more than once. As an undergraduate, he played on the chapter's winning intramural football team. Shortly after graduation, he coached the team to another IM football championship.

In the early 1980s, he was involved in reactivating the alumni board of trustees for the house. He says he was the

"point person" in getting it reorganized and served as the executive trustee.

George originally joined Zeta Beta Tau due to the outstanding rush efforts of a particular brother. "**Steve Seivitch '73** was the rush chairman, and he did such a good job of setting up dates for the rushes, and I thought that was wonderful," George says. "He made it his job to see that all the rushes had dates for functions. He had a system all organized. That was pretty impressive to a freshman."

George lived in the house for three years, rooming with **Tom Sanders '74**, **Robert Sinsheimer '75** and **Hudson Smith '76**. He served as pledge master for a year.

Regarding what he learned from life in the chapter house, he says, "It was the first time I basically had to commit myself to working with a group of people I wasn't related to, and didn't really know, in order to accomplish things in a meaningful way."

He remains in touch with several of his brothers. "There's a fairly sizeable group of brothers in the Atlanta area that I still see on a regular basis, six or eight of them," he says.

When asked what he would like the current undergraduate members to achieve, he says, "I would like to see them continue to bring in new members over the next couple of years in great enough numbers to fill the house, and to enjoy all the aspects of fraternity life that I enjoyed as an undergraduate."

George's career goals for the future are to continue to grow his business and to accumulate a portfolio of investment properties for his company to manage. In his leisure time, he likes snow skiing, watching sports (particularly Georgia Tech sporting events) and an occasional round of golf. ■

Alumni UpDates

Allan B. Quiat '73

(5018 Hastingwood Dr., Houston, TX 77084-2361; abquiat@compassnet.com) Hi, Phi Ep/Zebe Brethren. The prompt from www.gtzbt.org moved me to send a quick update. Jean and I are empty nesters, with our eldest now employed by Schlumberger and the young 'un a junior at U. Texas (Austin). Jean continues to teach at the westside Houston JCC. I hit the big 30 years with ChevronTexaco last August, but am having too much fun to retire. I'm sending this from Hong Kong, en route from Bangkok to Houston. The travel is part of the fun... Hope to see some of you in Atlanta at homecoming 2004. CF&S, Allan.

Mark A. Rhodes '88

(227 Mill Grove Way, Smyrna, GA 30082; rhodesma@bellsouth.net) Renee and I still live in Smyrna and will be celebrating our 14th anniversary this year. I am currently managing the construction of a large industrial facility about three miles north of the house, off Armour Drive. We have two boys, 8 and 4, and spend most of our free time with their soccer teams. I have become a fairly serious runner since school and am trying to leave the old fat Rudy image behind me.

Michael W. MacLellan '89

(2012 Double Creek Dr., Powder Springs, GA 30127; maclellan@earthlink.net) We had a little ZBT get-together this summer in Birmingham, hosted by **Dave Sheldon '93**, **Nick Mehrtens '91** and **William**

Spencer '92 were there as well, plus our families. It was a great time.

Richard S. Lin '92

(469 Clementina St., #15, San Francisco, CA 94103; richlin71@yahoo.com) Howdy. After a short 14-month "extended vacation," I'm going back to work for a startup in NYC that makes software for school districts.

James D. Vesser '93

(4218 Rockpoint Dr., Kennesaw, GA 30152; james.d.vesser@mail.sprint.com) Well, I'm still working at Sprint. Still living in Kennesaw. Michelle, now 4 years old, is going to pre-K at the Walker School in Marietta. I completed a master's degree in management last summer, but somehow still don't have any free time. I'm doing some recruiting at Tech for Sprint and will plan on stopping by the house next time I'm down there.

Darren R. Himmelbaum '98

(10723 Glenleigh Dr., Duluth, GA 30097; himmelbaum@mindspring.com) Renee, Samantha and I are proud to announce the birth of our second daughter and sister. Sydney Lee Himmelbaum was born on February 15, 2004. She weighed 8 lbs. 7.5 oz. We are all well, and life is just swell.

Darren S. Wilson '98

(11117 Gander Ct., Fredericksburg, VA 22407; dswgtzbt@hotmail.com) I am getting married on May 22, 2004, to Amanda Marie Dean in Albany, N.Y. We are cur-

rently living in Fredericksburg, Va. We moved here last June after getting master's degrees from Virginia Tech.

Sean C. Cunningham '01

(247 Troop Dr., Fortson, GA 31808-4946; sccunningham@dickcorp.com) After graduating from Tech, I took a job with the Dick Corporation, a general contracting firm based in Pittsburgh, to work out of their D.C. regional office. I spent a year there, working on various projects, including the exterior renovation of the Social Security Administration building in downtown Baltimore. Last September, at my company's request, I followed Kid Rock's advice to "head out west" and moved from Arlington, Va., to Fresno, Calif., where we are building the new Fresno Federal Courthouse. It's interesting work despite the fact that it has not, in fact, led to my becoming a Cowboy and that it has led to my inability to fully enjoy my season tickets to Jacket football. I still keep in touch with most of the members of my own class (fall '97 initiates) as well as members of several older classes (a buncha old degenerates). That's about it for now. I'll see you on game day. ■

Congratulations to New Brothers

Our congratulations to the following newly initiated brothers of Xi Colony:

Bradley J. Farrell – Biomedical Eng.

John R. Nott – Nuclear & Radiological Eng.

...and more!

- Lots of Alumni UpDates
- Adventures with George Kalnin '74
- Spring Fling Details

Inside Xi-Lights ...

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