

Representation Suggestions  
 DRAKE NEIGHBORHOOD ASSN.  
 For election to Board of Directors

Name	Address	Constituency represented or Business Firm	Other Connections Useful
Wayne Shoemaker (Rev.)	37th & Cottage Grove (off.)	Grace Methodist Ch.	
W. L. Cunning	3824 Lanewood Drive	Drake University	
Gladys Burkhead	1107 - 27th St.	Homeowner, volunteer worker Sparkplug	Great communicat- or on the informal community network
Nelda Wells, Atty.	4104 Cottage Grove	Homeowner	Atty. in City Atty's office, serving neighbor- hood assns. & Housing agencies
John Neubauer	2511 Cottage Grove (Bus.)	Mgr. The Blind Munchies	Neighborhood contacts
Larry Wenzl	24th & Univ. (office)	Pres. 1st Fed. State Bank	Chamber of Comm. Crime committee
Rhoads	24th & Univ. (business)	Owner, Johnson's Clothing	Pres., Drake area merchants assn.
James Ryan (Rev.)	25th & Univ. (office)	Assoc. Pastor, Christian Ch.	
Gene Hiskey	4029 - 46th St. Hiskey Apts.--2701 Cottage Grove	Businessman, neighborhood landlord	
? ?	<i>found: Preston Daniels</i>	<i>on Drake security force!</i>	Minority home- owner or Business- man.
Jim Wilkins	3101 Ingersoll (office)	Ex officio member, Drake U. campus planner & consultant	Contacts with code agencies, other D.M. Hous- ing bodies

MLC 8/30/79

September 30, 1979

2nd General Meeting

DRAKE NEIGHBORHOOD ASSOCIATION  
(Tentatively named)

Proposed Slate of Directors

and

Preliminary, Organizational By-Laws

1. The purpose of the Association shall be to further the interests of the neighborhood herein defined, to create a neighborhood identity and esprit, to assist all dwellers in this neighborhood and all business or professional occupants in what is called the Drake area and surrounding environ to enjoy to the fullest their livelihoods, security, and legitimate personal endeavors. When organized and active, the Association will be a chief means (but not the sole or exclusive means) of contact with City government, the ward representative, and other agencies local, state, or federal.
2. The Directors shall be fifteen in number and shall reflect the homeowner, business, professional, and institutional character of the neighborhood. They shall have significant interests such as business, ministry, or profession in the area if they are not residents. Home-renters shall be included, also minorities.
3. The Directors nominated and elected shall then elect their own officers, e.g., President, Vice-president(s), Secretary, Treasurer, and such other officers or committee chairmen as may be required to conduct the business of the Association.
4. The following are nominated by the Steering Committee created August 19, 1979 to be members of the initial Board of Directors:
  1. Gladys Burkhead, 1107 27th St., Homeowner, volunteer worker
  2. Willis L. Cuning, 3824 Lanewood Dr., Homeowner, Staff, Drake University
  3. Gene Hiskey, Hiskey Apts. 2701 Cottage Grove, Businessman
  4. John Neubauer, 2511 Cottage Grove, The Blind Munchies Store
  5. Rev. James Ryan, 25th & University, Pastor First Christian Church
  6. Rod Rhoads, 2404 University, Johnson's Clothing, Businessmen's Association
  7. Dr. Wayne Shoemaker, 37th & Cottage Grove, Sr. Pastor, Grace Un. Meth. Church
  8. Larry Wenzl, 2401 University, President, First Federal State Bank
  9. Nelda Wells, 4104 Cottage Grove, Homeowner, Attorney in City Atty. office
5. Nominations from the floor are in order.
  10. Georgia Bolton- 1163-27th St., Des Moines 50311
  11. Preston Daniels- 2315 University (Business)
  12. Rev. Fr. George Pallas-St. George's Greek Orthodox Church  
355hh & Cottage Grove, Des Moines 50311

Res: 1216 - 29th St.  
West Des Moines 50265  
Tel: 225-3870

# DRAKE NEIGHBORHOOD ASSOCIATION

## BOARD GROUPINGS & WORKING COMMITTEES:

### 1. Executive Committee

- a. Bylaws sub "
- b. Finance " " & Treasurer
- c. Business & Economic Activities ←
- d. City govt. Liaison ←
- e. Research & education subcomm.
- f. Publicity & public contact "

### 2. Area Development & Improvement ←

- a. Zoning & masterplanning subcommittee ←
- b. Beautification - cleanup - Maintenance "
- c. Historical representative
- d. Public housing & urban development " ←

### 3. Health & Welfare

- a. Tenant-Landlord Relations sub-comm.
- b. Legal representative
- c. Social responsibility " "
- d. Friendship, Minorities, & Youth " "
- e. Meetings, Programs, & Gen'l Membership subcomm.
- f. Advocacy, Religious & Worthy Causes " "

### 4. Public Safety

- a. Crime prevention ←
- b. Safety & Traffic ←
- c. Community health & sanitation, public works ←

Drake Neighborhood Assn  
Board Meeting 10/18/79  
Agenda

1. Set meeting date (monthly?)
2. Attendance (quorum?)  
(proposal for "stand-in's")
3. Election of officers  
Executive cabinet
4. Secretary, record of attendance
5. Adopt a name
6. Organization structure  
suggestions/volunteers

MINUTES OF BOARD MEETING 10/18/79

MINUTES OF 10/18/79

The Board met for an organizational meeting at 3:10-PM in Room 204, Meredith Hall, Drake University. Members present: Gladys Burkhead, Willis (Larry) Cuning, Georgia Bolton, Preston Daniels, John Neubauer, Gene Hiskey, Rev. Wayne Shoemaker.

After polling members and considering options of those members not present, a monthly meeting time of 3 PM, third Thursday each month, was selected. For the present, a Drake location will be used.

A figure of seven members present will be considered to be a quorum. It was agreed by concensus that the Executive Committee, to be named later, could meet at more frequent occasions than the monthly Board meeting. It was also agreed that committee chairpersons, if necessarily absent from Board meetings, may send a stand-in person to report for that committee. The purpose of this is to keep activities and plans moving, rather than subjecting to delay because of lack of appearance before the Board.

The following Board members were nominated for officer positions (all motions were seconded and carried):

President: Willis L. Cuning  
Vice-Pres.: John Neubauer  
Vice-Pres.-Finance & Treasurer: Larry Wenzl  
Secretary: Preston Daniels (accepted with some reluctance, will "test the water")

The President then appointed the following Executive Cabinet positions, with the approval of all present: President, Vice-Pres., Vice-Pres. Finance, Secretary (above-named), plus the following committee chairpersons:

By-laws & Incorporation: Nelda Wells  
Business & Economic Activities: Rod Rhoads  
City Govt. Liaison: Wayne Shoemaker (with Nelda Wells)  
Meetings, Programs, & Gen'l Membership: (Tentative chairperson, Virginia Peters plus committee of Gladys Burkhead, Georgia Bolton, Preston Daniels)

The President then proposed to add a chairperson for Public Safety to the Executive Cabinet, to be named later. Approved by concensus. (. . . more)

There was considerable discussion about the possible Executive Cabinet position of (for) Health & Welfare. This committee will include many special-purpose objectives of the Drake Neighborhood Association, as well as some functional or routine responsibilities. The discussion covered the possibility of transferring the Item 4-c, "Community health, sanitation, public works" (WLC structure outline of 10/1/79) to come under Item 3, Health & Welfare. This discussion then centered around the need for "tenant-landlord" relations. John Neubauer proposed that this function title be changed to "Owner-Tenant" as having an improved image connotation. President Cuning then proposed that no other committees be staffed under either of these categories, but that Gene Hiskey accept the chairmanship of an "Owner-Tenant" Relations Committee. Future needs or activities of the Association will determine the needs for chairmen of committees or subcommittees for additional types of Association activities or functions. Gene Hiskey accepted the appointment.

President Cuning announced that he has been in contact with several departments in the Drake faculty, apprising them of the coming existence of the Association, and outlined some of his hopes for their cooperative inputs. A media news-release will be forthcoming soon.

Preston Daniels announced the availability of funds and personnel to perform volunteer and paid services of repair and clean-up or emergency maintenance of non-private properties, through the state office of Planning & Program. He anticipates that this program will be available for about five years.

John Neubauer described the goals and objectives of the CROSS ministries, a funded operation of the Des Moines Presbyterian Churches. They are the coordinators for Vista Volunteers, and there is a good likelihood of having two VISTA program people assigned to the Drake Neighborhood Association. Discussion centered on whether this should be an activity of "Research & Education" subcommittee, or under "Advocacy". Naubauer was commissioned to continue the contact, without committee assignment.

The first Board meeting adjourned at 4 15 PM.

(For) Preston Daniels, Sec'y  
 DRAKE NEIGHBORHOOD ASSN.

*Virginia Peterson is also*

To Larry

Date 10-22-79 Time 10:25

**Phone Call Record**

Mr. Glady Burhead

of \_\_\_\_\_

Phone \_\_\_\_\_

Message not want to be Chairman of Sub-committee for Neighborhood Committee. ~~Glady Burhead~~ Burhead will be Chairman. Virginia will stay on as committee member.

Message Taken By Phyl

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE PHONE	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		SEE ME	

OUTLINE -- 10 minute REPORT BY PRESIDENT MILLER TO  
GREATER DES MOINES CHAMBER OF COMMERCE

AGENDA ITEM 4

NEW PROJECTS BUSINESS & THE CHAMBER SHOULD UNDERTAKE

Carl Kasten

November 8, 1979

I The recreation of community in the "Drake Neighborhood"  
(The new Drake Neighborhood Association)

W. L. Cuning

Info for President Miller's report to Chamber of Commerce

A. A slow realization by Drake that neighborhood decline couldn't be "wished away"

Since June 1, 1979 Drake University has taken a positive leadership role in establishing a community organization, the Drake Neighborhood Association, the purposes of which are outlined as follows:

2. To further the interests of the immediate neighborhood identified with Drake, to create a neighborhood identity and esprit, to assist all dwellers in this neighborhood and all business or professional occupants in what is called the Drake area and surrounding environs to enjoy to the fullest their livelihoods, security, and legitimate personal endeavors.

The Association will be a chief means (but not the sole or exclusive means) of contact with City Government, the ward representative, and other agencies local, state, or federal.

(1) Presently Drake has one staff person represented on the Association's board of directors. This representation reflects the community's recognition that the university is one of the primary anchor points of a sound neighborhood. Other "anchor" representatives on the Board are Larry Wenzl, president, First Federal State Bank; Rod Rhoads, president, University Businessmen's Association; Rev. Wayne Shoemaker, senior pastor, Grace Methodist Church, 37th & Cottage Grove; D.M. and approximately ten other active and concerned citizens of all walks of life.

An executive cabinet meets on call to meet challenges or opportunities for neighborhood betterment, and general membership is now being promoted by a Program and General Membership committee already meeting and formulating plans for general neighborhood gatherings. These meetings will hear the Association's overall goals, conduct citizen's workshops, focus citizens' attention on vital issues such as Energy, Home Improvement, Financing, Public Safety, as well as generally improve the opportunities for neighbors to become acquainted and mutually supportive. As many as 60 persons have turned out for two recent general citizens meetings and have signed rosters indicating their willingness to serve and/or be involved. (A usual turnout for such neighborhood associations, from experience in other cities, is from 60 to 100, the latter figure being reached only for crisis situations or tax protests. However, such a group, by its multiplicity of contacts, can serve as a remarkable revitalizing force in the community.)

C. Drake's "long view", that "band-aid solutions" to immediate symptoms or problems are in the long-run, ineffective, costly, and only temporary.

W. L. Cuning

Director of the Physical Plant

3. Drake can be a good neighbor, a significant anchor point in its community.

(1) From the Organizational By-Laws, 9/30/79

6. Over one year spent trying to find a neighborhood nucleus group, then decided to "be a nucleus group", help others find us as a community resource.

OUTLINE -- 10 minute REPORT BY PRESIDENT MILLER TO  
GREATER DES MOINES CHAMBER OF COMMERCE

AGENDA ITEM 4

NEW PROJECTS BUSINESS & THE CHAMBER SHOULD UNDERTAKE

(Wilbur didn't use  
any of this - !)

- I The recreation of community in the "Drake Neighborhood"  
(The new Drake Neighborhood Association)
  - A. A slow realization by Drake that neighborhood decline couldn't be "wished away"
    1. Security problems
      - a. Increasing numbers of students living away from home, in neighborhood flats
      - b. General increasing crime rates - all over the city, and nationally
    2. Changes in the Drake area small businesses
      - a. Students are more mobile, not dependent on local merchants. Some businesses could respond, other properties became contractor headquarters, offices, others changed their format and became magnet stores for all of Des Moines (Vilimek's an example).
      - b. Drake aware that the businesses which move into "threatened" neighborhoods have high turnover, property values decline, tax base is diminished.
    3. Transition from individual home ownership to absentee landlords, "multi-plexing" of single-family housing
  - B. Drake participation in preliminary discussions, 1990-2000 Master Plan for D.M.
    1. Concern for location of arterials, upgraded 4-lane limited access routes
    2. Keeping provision for convenient public transit unloading near Drake, in connection with the improvement of arterials
    3. Higher density housing a probability, especially in view of city's needs to consolidate its "plant"
      - a. Drake concern for capacity of utilities in neighborhood, if high density housing comes in too fast
      - b. High density housing brings its own particular social impacts
      - c. Drake not opposed to high density, in the proper development of a new community profile
  - C. Drake's "long view", that "Band-aid solutions" to immediate symptoms or problems are in the long-run, ineffective, costly, and only temporary.
    1. A good neighborhood is a secure neighborhood--secure through its own strengths
    2. Drake can be a good neighbor, a significant anchor point in its community.
    3. Other anchor points, like Drake, don't want to move away--bank, churches, etc.
    4. Over one year spent trying to find a neighborhood nucleus group, then decided to "be a nucleus group", help others find us as a community resource.

II Structure, Purposes, Constituency

- A. Leadership role doesn't mean dictating
- B. Identifying the responsible people who can shape a neighborhood or influence it.
  - 1. " " anchor institutions
  - 2. A Board with good cross-sectional representation; besides Drake, the following:
    - a. Larry Wenzl, Pres. First Federal State Bank
    - b. Rev. Wayne Shoemaker, Sr. Pastor, Grace Church, United Methodist
    - c. Rev. James Ryan, First Christian Church (formerly University Christian)
    - d. Nelda Wells, atty. in City Atty's office, Des Moines
    - e. Gladys Burkhead, homeowner 29 yrs. on 27th St.
    - f. Georgia Bolton, tenant, 30 years in Drake neighborhood
    - g. Father George Pallas, St. George's Greek Orthodox Church
    - h. John Neubauer, mgr. THE BLIND MUHCNIES, Cottage Grove small business
    - i. Gene Hiskey, apartment owner on a large scale
    - j. Preston Daniels, black businessman, also employed on Adult & Youth Conservation, State of Iowa, Planning & Programming
    - k. *Red Rhoads, Pres. University Businessman's Assn., Clothing Store Owner*
- C. Purposes: (From organizational by-laws:)

"To further the interests of the immediate neighborhood identified with Drake, to create a neighborhood identity and esprit, to assist all dwellers in this neighborhood and all business or professional occupants in what is called the Drake area and surrounding environs to enjoy to the fullest their livelihoods, security, and legitimate personal endeavors.

"The Association will be a chief means (but not the sole or exclusive means) of contact with City government, the ward representative, and other agencies, local, state, or federal."

- D. Constituency has varied goals:
  - 1. Businesses want security for themselves and their patrons
  - 2. Homeowners want a stable environment, something to show for their tax money.
    - a. In some cases, some improved services
    - Wanted:*
    - b. Broad spectrum of occupants--all ages, professionals and workers, university students and other serious pursuits, quietly integrated racially,
    - Wanted:*
    - c. Improved appearances, more pride in ownership, more maintenance by flat owners
  - (1) Recognize that the latter requires also more responsible <sup>(better)</sup> tenants, and more tenants knowledgeable of their rights and avenues for maintenance.
  - 3. Appearance, neatness, more attractive landscape--a desire frequently voiced.



E. How organizational structure hopes to implement goals

1. "Task-force" centered -- some sample committees already at work or to be named:
  - a. City government liaison (Rev. Wayne Shoemaker, Chairman)
  - b. Area development & Improvement
    - (1) sub-committee: Beautification--cleanup--maintenance
  - c. Meetings, programs, and General membership (Gladys Burkead, the "neighborhood communicator")
  - d. Public Safety (Larry Wenzl, Chairman, with Doug Clifton--Drake Security)
  - e. Business & Economic activities

III Drake and the Business Community

- A. Desire to improve frequency and quality of contacts with the small businesses in the University shopping area; Drake is a business as well as an institution.
- B. Drake's large dollar impact on the larger Des Moines community
- C. Drake as an apartment owner--usually an inflated view by neighbors.
  1. Nonetheless, Drake has a responsibility to be a good landlord, has done considerable in maintaining the neighborhood standards, cleanliness, and security.
- D. Some constructive visions:
  1. New businesses in the area, new housing, new institutions
  2. Great potential for a "mixed development" neighborhood
    - a. Research offices or organizations, laboratories, branch business headquarters, new corporate headquarters, foundations, etc.
      - (1) Many of these would find proximity to the University an asset, for joint research, computer facilities, library, scholarly environment, source of student help and trainee recruitment.
      - (2) Lower cost of land for the early developers or corporate headquarters people who want to join with Drake in orderly development of planning & zoning.
      - (3) Can be a prestige location. Probably the next Des Moines area for middle to upper income apartment complexes; good transportation, close in.
- E. Des Moines businesses need to "join up" with Drake in this effort.

# Greater Des Moines Chamber of Commerce REPORT

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TO: CHAMBER BOARD OF DIRECTORS

DATE: NOVEMBER 20, 1979

FROM: DR. WILBUR MILLER

RE: DRAKE UNIVERSITY

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There are always numerous projects underway involving members of the Drake University community. At this time, there are two specific projects that we would like to share with members of the Chamber and business community.

One project focuses on our concern for the neighborhood surrounding the University. Problems connected with deteriorating housing are constantly discussed. We have coordinated our master planning efforts with the various departments of the City of Des Moines for the past several decades. This effort is continuing as the city develops its 1990-2000 plan. In addition to this, the University has undertaken recently a new role of leadership in establishing the Drake Neighborhood Organization, whose primary purpose is to further the interests of the immediate neighborhood identified with Drake.

The second project has to do with the celebration of our Centennial during the academic year 1980-81. We hope this will be a total community affair.

The year-long celebration will emphasize the academic, professional, service, social and economic contributions made by the University, not only to students but to the entire community. Special events will involve all components within the University from the athletic program to the recently created Center for Gerontology. Some highlights include a kick-off seminar on September 15; a meeting of the National News Council on September 18-19; a combined Homecoming/Parents Weekend on October 31 and November 1; a special performance by Sherrill Milnes and the Drake Orchestra at the Civic Center on November 9; a major series of events on Founders Day, May 7, 1981; and a Community Birthday Party on May 8, 1981. All athletic, social, academic and cultural events during the year will feature the Centennial Theme. A major promotion and fund-raising campaign, stressing the future of Drake University to the community, is being developed. Drake's role as a community, state, regional and national university will be featured. During the year the significance of community involvement will become a theme for the future.

(Since its founding in 1881, Drake University has been a partner with the City of Des Moines. Drake is seldom thought of as an industry, but over 5,000 students and 300 faculty members pour hundreds of thousands of dollars back into the community for food, clothing, shelter and other items. Visitors to the annual Drake Relays spend an incredible amount of money and overall, Drake puts millions of dollars back into Des Moines. So think of Drake University as a major industry in Des Moines!)

Nov. 16, 1979

1. Agree on Exec. Cabinet ~~just~~ ✓
2. ~~Review~~ Report on Pub Safety Committee (3<sup>rd</sup> Monday) 2<sup>00</sup> PM.
3. Change meeting date of Board ✓
4. Report from committees ✓
5. " on public meeting - Jan '80 } (Preston Daniels  
Appointed Sec'y.  
"with some reluctance  
agreed to "test the  
water")
6. " from Cross Ministries ✓
7. John Neubauer on Energy Conservation -
  - a. Possibility of VISTA volunteer in this area
8. Need for publication
  - a. Guidelines, policy, review before publication?

Attendance from Cross Ministries

Rev. Bob Cook " " + Dan McLean, Lora Pasby, (m)

Cross Ministries

Housing National Alliance

C.C.I. (anti red-lining) Citizens for Comm. Improvement  
1521 - G<sup>th</sup> Ave

Paul Kettle

Survey of neighborhood housing (inventory of appearance)

Action Administration -

John Neubauer Proposal

- (1) Energy - use Vistas volunteers to spread new conservation technology
- (2) Creation of Board Energy Committee
- (3) Authorize Pres. of Drake H. Assn. to write support  
letter 2<sup>nd</sup> by Wayne Shremaker (Strawberry patch)

Motion withdrawn after  
discussion, by Neubauer. 1 of several  
new technologies

21  
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01  
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E

Attendance:

Dr. Furstenau (Newletter)

Recent city contacts - John H.

D. M. Housing Council - Irish contract (Pauline Monahan)

Chamber of Commerce mtg. - Loren Don

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Drake Neighborhood Assn. Inc.

Board Meeting

2:00 PM

December 17, 1979

The meeting was held in the conference room of the 1st Federal State Bank,  
24th & University Avenue

Present:

W. L. Cunning, President

Rev. Wayne Shoemaker

Rev. Jim Ryan

Gladys Burkhead

Larry Wenzl; V. P. of Finance & Treasurer

Jim Wilkins (Drake Planner; visitor)

Larry Molenburg (Drake Real Estate Director; visitor)

1. Mr. Cunning reviewed the need for a secretary; Preston Daniels is willing, but has too many demands on his time.
2. Discussion of the past meeting was led without minutes.
3. Mr. Cunning reviewed a recent "pilot" group meeting; (Wenzl, Cunning, Rod Rhoads) the need remains to identify some priorities;
  - a. Drake priorities
    - 1) Security of students and staff
    - 2) Appearance of neighborhood
    - 3) Having a "sound, useful" commercial district
  - b. Seeing the need to concentrate on "commercial area viability", the most immediate concern.
4. Problems involving incorporation of the association - Mr. Cunning proposed Larry Molenburg to aid in resolving these difficulties. Larry Wenzl proposed involving Drake Law School with the same purpose.
5. Jim Wilkins, planner, presented 8½ x 11" maps of the neighborhood (made earlier for Drake planning purposes) showing the present City of D.M. "neighborhood planning centers" which now lie contiguous to

the Drake campus. The maps show that the "Drake neighborhood" lies partially within all three of them, i.e. Irving, Callanan, and Merrill. (The City considered these as Housing study areas). Only the Woodland-Wilkie center has had any actual housing surveys made, and it is the only area having any active planning consideration being given to it.

After discussion, it was the concensus of the Board that we should stay with our own present definition of the Drake neighborhood, i.e. 42nd to Harding, Kingman to Franklin Ave., that none of the city's designations of adjoining areas are "cast in concrete" or in any way hinder our association in becoming a planning or action entity which will be recognized by the City.

6. Discussion involving approaches to housing problems. A possibility is a Neighborhood Housing Service. Gladys Burkhead suggested a clean-up emphasis. Larry Wenzl made note of a local self-help committee. A pilot project possibility involving the 1100 block of 27th St. was suggested by Burkhead. Wenzl pointed out that if any outside funds were available, people might get the wrong idea, as Burkhead, Wenzl, Drake, and at least one other board member own property on this street. Probably better to identify a slightly larger area with suitable (willing) property owners.
7. A committee report from Larry Wenzl, head of the Public Safety committee. Discussions with Douglas Clifton (Drake Security) reviewed. Contact with Monroe Coulston, C. of C. crime committee discussion is planned; as well as a discussion with Chief Billy Wallace, by Wenzl.
8. After discussion of Board vacancies and several potential candidates, Dr. Wayne Shoemaker moved that Mrs. Jessie Kuhl be made a member of the board; motion was seconded by Jim Ryan. Carried.
9. Report of General Membership Committee by Burkhead: Recommended, moved and seconded that dues shall be \$1.00 for single member, \$2.00 per family. Carried.
10. It was noted that the monthly Board meeting time had been moved to the 3rd Monday to improve attendance over a Friday meeting, by action at the November meeting. Perhaps the Christmas holiday season upcoming is also a major conflict. (?)

12/17/79

(Minutes reconstructed from notes by W. L. Cunning, President)

9/30/79

ARTICLES OF INCORPORATION

of

THE DRAKE NEIGHBORHOOD ASSOCIATION, INC.

TO THE SECRETARY OF STATE OF THE STATE OF IOWA:

We, the undersigned, acting as incorporators of a corporation under the Iowa Non-Profit Corporation Act under Chapter 504A, Code of Iowa, 1973, adopt the following Articles of Incorporation:

I

NAME

The name of the corporation is: The Drake Neighborhood Association, Inc.

II

DURATION OF CORPORATE EXISTENCE

The corporation shall have perpetual existence.

III

PURPOSE

The purpose for which the corporation is organized is to:

- (1) Further the interests of the neighborhood encompassing Drake University and the surrounding area;
- (2) Create a neighborhood identity and spirit;
- (3) Assist neighborhood residents and occupants in their legitimate pursuits and concerns to the fullest extent possible; and
- (4) Assist in any other related areas of community service as may be deemed necessary by the Directors.

IV  
REGISTERED OFFICE

The address of the initial registered office in the State of Iowa is 2401 University Ave. 50311 in the City of Des Moines, County of Polk, and the name of the registered agent at such address is ~~2400 University.~~ *L. Wenzl, Vice Pres. Finance.*

V  
BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors is twelve, and the names and addresses of the persons who are to serve as the initial directors are:

W. L. Cunning	3824 Lanewood
John Neubauer	2511 Cottage Grove
Larry Wenzl	2401 University
Rod Rhoads	2404 University
Nelda Wells	4104 Cottage Grove
Rev. Wayne Shoemaker	3423 48th Place
Rev. James Ryan	25th & University
Gladys Burkhead	1107 27th
Georgia Bolton	1163 27th
Preston Daniels	2315 University
Rev. Fr. George Pallas	35th & Cottage Grove
Gene Hiskey	2701 Cottage Grove

Thereafter the number of directors shall be as authorized in the By-Laws approved at the annual meeting. The Board of Directors may select new directors to serve in place of directors whose seats are vacant or resigned.

VI  
INCORPORATORS

The name and addresses of the incorporators are:

W. L. Cunning, President	3824 Lanewood
John Neubauer, Vice President	2511 Cottage Grove
Larry Wenzl, V.P. Finance-Treas.	2401 University
Rod Rhoads, Director	2404 University
Nelda Wells, Director	4104 Cottage Grove
Rev. Wayne Shoemaker, Director	3423 48th Place
Rev. James Ryan, Director	25th & University
Gladys Burkhead, Director	1107 27th



VII  
TAX EXEMPTION

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, directors or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the Second Article hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

VIII  
DISSOLUTION

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law) as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the district court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

IX

REMOVAL OF DIRECTORS

The By-Laws of the corporation shall provide a procedure for the removal of the Directors of the Board.

THE TRAK NEIGHBORHOOD ASSOCIATION, INC.

THE SECRETARY OF STATE OF THE STATE OF IOWA

To, the undersigned, acting as representatives of a corporation under the laws of the State of Iowa, Code of Iowa,

Dated: \_\_\_\_\_ Executed by: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The name of the corporation is: The Trak Neighborhood Association, Inc.

Notarized by: \_\_\_\_\_

ARTICLE OF INCORPORATION

The corporation shall have perpetual existence.

III

PURPOSE

The purpose for which the corporation is organized is to:

- (1) Further the interests of the neighborhood encompassing Trak village and the surrounding areas;
- (2) Create a neighborhood identity and spirit;
- (3) Attract neighborhood residents and businesses to their jurisdiction; and
- (4) Render to the other related areas of committee service as may be deemed necessary by the Directors.