

Drake Neighborhood Assn. Inc.

Board Meeting

2:00 PM

July 24, 1980

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

Present:

W. L. Cunning, President

John Neubauer, Vice-President

Larry Wenzl, Vice-President

James Ryan

Georgia Bolton

Gladys Burkhead

Paul Johnson

Pauline Morrison

Absent:

Ginger Kuhl, Illness

Wayne Shoemaker

Gene Hiskey

Rod Rhoads

Nelda Wells

Preston Daniels

Father George Pallas

Kathy Norman

Old Business

1. John Neubauer discussed his meetings with the Model Cities Priority board. As background, President Cunning read part of the letter the DNA board had discussed in our previous meeting, which was to be sent to City Manager Richard Wilkey requesting expansion of the Model Cities Area by an eight block area bordering the northeast DNA, for the sole purpose of Tax Abatement. This letter has not yet been sent pending review by the Model Cities Priority Board.

After revision of the letter and subsequent review in a second meeting, the Model Cities Priority Board (Dave Pickett) stated that the letter did not express the same ideas which Neubauer was relating to them. Also, the people of Model Cities have been told by Lance Decker that Model Cities programs can not be expanded without extending the Prime Service Area. The point of our request for expansion for this funded area is simply to allow for a tax incentive for homeowners to renovate their homes with their own funds.



To remedy this communication problem with Lance Decker, Neighborhood Development, Neubauer will attend the Model Cities board tonight so both Model Cities and DNA can confer with City Officials at the same time. Mr. Decker has seemingly not expressed to the DNA the same information which he has to the Model Cities board. \*

DNA's main concern at this point is timing. Revitalization (which program includes tax incentives) has been set in a city-wide time table. The first six areas are Prime Service, and the seventh, (if approved) is the Drake Neighborhood. If the City grants the expansion of this border it will prevent a two to three year wait for renovation incentives in a small part of the Drake Neighborhood.

It is necessary for HUD to approve an area for Tax Abatement as part of the overall D.M. program of Neighborhood Development and/or Urban Revitalization so a favorable decision by the City or the Central Advisory Board is not an instant guarantee.

2. Paul Johnson reviewed the last meeting with the Des Moines Housing Council. The Iowa Financing Authority re-approved all of the estimated \$4.8 million which will be budgeted after December. They have expressed a desire to work in the Drake area.

Des Moines Saving & Loan, a member of the Des Moines Housing Council, will provide the financing for the purchase of a property for renovation from among single family residences. Drake University is not in a position to buy property outside of the boundaries of their Master Plan. The DNA would need to act as owner, even if limited to a temporary loan. The money allocated by the Des Moines Housing Council, is over \$113,000, to be used outside of the Prime Service Areas.

Properties in a near abandoned condition were listed

1121 - 22nd St. , 2124 Forest, 1442 - 23rd St. , 1522 - 23rd St.,  
1709 or 11 - 23rd St., 1930 - 23rd St. , 1420 - 24th.

by president Cunning which he has investigated with Larry Wenzl. One of the reasons for requesting expansion of the Model Cities border is to have a home for renovation in the area qualified for incentives such as tax abatement. It was difficult to find houses in the neighborhood in this condition. Not all of the houses examined were empty, none were listed for sale.

A consulting company under contract with the City has examined three areas for commercial or business revitalization: Highland Park; the near East Side; the Forest Avenue area between 19th & 24th (these are all future programs.) One of the properties examined is in this area of Forest Avenue. It is necessary to determine whether businesses on either side of this house have an interest in this house, as this would disqualify the funds.

\* Subsequent note: City officials from Neighborhood Development, Revitalization, and Urban Development, did not appear at the Model Cities meeting as promised.



However, the house on Forest Ave. if renovated by DNA would show a solid local effort to meet the business area revitalization proposed.

DNA could not act as owner/renovator without the entire 100% loan. The negative aspects of ownership would be getting stuck with the house if a buyer is unavailable; and being limited by professional expertise. (Drake could provide the expertise and quasi-contractor oversight, and this is as agreed to with the D.M. Housing Council.) Certain rules would need to be followed; Provision must be made for an opportunity for minority contractors and CETA workers to perform the renovation. The CETA supervisory problem must be remedied.

The first obstacle is in determining ownership, and negotiating for purchase. These houses should be inspected in order to determine whether City condemnation can force their sale or speed it up, for renovation. This is not possible by the Housing Inspection office as it is stretched to its limits currently in inspecting rental properties. Single family homes are not being inspected unless complaints arise.

Neubauer mentioned DNA member Carol Linner, who is a Real Estate agent and could be utilized to investigate the ownership of these houses.

Burkhead also mentioned real estate agent Isabell Abar, for the same consideration.

The President raised a management decision: Do we extend our "private enterprise" into Model Cities Neighborhood? 22nd or 23rd streets north of Forest may have worse conditions than we have found west, in our more familiar areas. DNA and Model Cities have some overlap and both would benefit; there is still a need for funds.

The original strategy is that the improvements motivated by the DNA can extend block by block over a few years as they become available, rather than making long jumps across borders. Delving into areas of Prime Service is unnecessary. Not all of the Model Cities is PSA. Model Cities also desires some funds outside of the Prime Service Area.

A recognized organization such as DNA needs to step in and take action in property renovation. It was MOVED by Burkhead, SECONDED by Wenzl and CARRIED: to make DNA a quasi-owner or de-facto owner of a property for renovation and resale. Wenzl volunteered to investigate property and take appropriate action with Cunning.

3. A minimal assignment of a technical planning assistant has been requested by DNA of the city to identify the resources available. Cunning has also volunteered Drake office space for a CETA worker, to do research also, and act as a communications liaison between the City and DNA.



4. Pauline Morrison checked into the historical building records compiled by Virgil Stanford at Planning & Zoning. Mr. Stanford has been pulled away from the historical inventory project to another position. Suggested that someone acquainted with Robert Mickle should write requesting information concerning the historical lists. These are divided into three categories, A) Historic; over 50 years such as Old Main, etc. B) Houses and Buildings of Architectural Significance, C) all else. The final category would undoubtedly be of no value to DNA, although research would be necessary to determine who past residents were, etc. More time than any board member has available would be needed to compile this list into a significant meaning.

Woodland-Wilkie Priority Board representative Leo Green had suggested historic buildings for identification of the neighborhood. Even without a great historic site, a central core of identity, a street of solid representation of one architectural style would provide an identity; such as the "Owl's Head" area in the 28th to 29th Street section of Grand & Ridge Road.

The great residence of former presidents of Drake, or early important people of Des Moines in the DNA area would provide this visible solidarity. Neubauer suggested that a student could become interested in the research as part of a thesis.

The making of technical assistant time available for DNA is under control of Richard Wilkey's office, not the City Council. He can direct someone to help us develop a Master Plan.

5. The Newsletter was distributed. Bob and Stephanie Furstenau have contributed 250 copies which they designed and printed. John Neubauer wrote the entire issue. Requested that other members contribute articles, in order to spare burdening one individual and to increase the varied interest in the newsletter by the readers. 180 copies were sent to members of the association. A few will be posted at Drake. Some names were mentioned to add to the mailing list; the mayor, city manager, councilmen, sanitation and police departments, and the news media, etc. Neubauer will distribute to the local businesses.

The printing company managed by the creators of the Daily Planet is in the Drake Neighborhood, and should be contacted concerning publication. The first issue was printed at Meredith Publishing, where Mr. Furstenau is an editor.

Other distribution should be to the Drake Times Delphic, the Drake Landlord-Tenant Association, and the Student Activities Office.

Distribution should be timed one to two weeks before the next potluck as a reminder; Ryan suggested using attention blocks in the middle of articles for reminders such as this with a few short details.

When more copies are possible for distribution, the local restaurants should be utilized for increased interest.



6. President Cuning requested consideration of Bob Furstenau as a Board member, to keep him in the mainstream of information. Neubauer pointed out how the scheduling factor would keep Furstenau away from meetings, and suggested Mrs. Furstenau, although she would also be limited to times after 4:30 as she is a school teacher.

There is currently one place on the board to fill. Father Pallas is probably willing to resign. As Preston Daniels is tied to class and study currently, he too needs an effective replacement. Abraham Somerville was suggested to fill one of these spaces. John Neubauer MOVED that Stephanie Furstenau be asked to become a member of the board. Gladys Burkhead SECONDED. Motion CARRIED.

#### New Business

1. The anniversary of the naming of the board is rapidly approaching. A new slate is suggested. The current core of eight active members should be retained. Those who are not active due to unavailability or lack of interest should be replaced by those of the neighborhood's choosing at an evening meeting.

A committee also needs to be appointed to provide a set of by-laws other than our current temporary set.

2. Neubauer made a report of considerable urgency about a resurgence of violent crime in the neighborhood. While the Police have been very good in cracking down on crimes against property and business, the incidence of rape is at an all time high. This is especially true of brutal rape, i.e. rape accompanied by severe beatings. They have been reported to be in the homes of single women. The intruder apparently learns the times the woman is likely to be home alone, and then breaks into the home and waits.

The correlation appears to be an increase of intensely hostile black youths roaming the neighborhood. One Caucasian was mentioned in one instance of about six confirmed beatings & rapes. There is a very high fear factor among young area women. Some of the young men are expressing like concerns and the need to take action. This might be misdirected.

Neubauer noted an attitudinal problem with many male officials, including some of the area police officers regarding rape; many of them believe that rape is the fault of the victim.

Urgent appeal for police action sent through Council representative Elaine Szymoniak was requested. Also action through the Drake Student Life people regarding education in preventive measures. Cuning will set up this process immediately with Student Life, and Drake Security, to reinforce personal safety education.

The timing of this is very crucial as by the first week in September, over 2,500 students will be returning to Drake and living out in the city. Only 2,000 students reside in the Residence Halls; about 600-700 also live in the fraternity-sorority neighborhoods west and south of 34th & University.



John Neubauer recommended a solution suggested by some of the neighbors he has contact with. While in apparent funds increase has been given to workers of the city trimming hedges in the area, this job could be done by the residents themselves. Meanwhile these funds could be shifted to provide for more police protection.

Wenzl recommended that we write a letter as an Association (in the subsequent motion, this was changed to "as an interested citizen") in support of the police officer who shot a suspect on the corner of 23rd and University approximately one month ago. Too often an officer is harrassed for doing his job, and this is a time we should especially be supportive.

MOTION made by Neubauer to send letter of appreciated increased support recently by Police Department. SECONDED by Bolton; CARRIED. The letter will be drafted by Wenzl.

An admendment to request that offset of the cost of increasing the Police protection by shifting funds from the City hedge trimmers was carried. Seen as a problem was the fact that hedges and other areas where intruders may hide need to be eliminated, and the City will stress this. Also, City workers can not be simply laid off; they would merely be moved to another area.

Also, Ryan questioned what we were asking the police to do. Whether funds were shifted or not, personnel are not interchangeable. Do we want the police to chase the hostile minorities out of the neighborhood?

Wenzl mentioned that the burglars have left the Drake area and gone to the suburbs due to increased police protection around Drake.

4. A note from Ginger Kuhl; Patrolman Officer Gail Dunn spoke with her this morning. He has an educational service van for Crime Prevention seminars, instructing people in making their homes safer against intruders. He would like to lead a program in this regard for the DNA.

Discussion suggested having him speak at a potluck. President Cuning projected an even greater need to include the students when they first arrive for the fall semester, through the Student Life Committee above-mentioned.

5. Burkhead reported that the Association members wish to participate in the Drake Centennial celebration next spring. Any suggestions from the Drake Centennial Committee should be passed on to Gladys who will in turn organize the neighbors.



# DNA Priorities

- Neighborhood Watch
- Business Area & Assn. Revitalization
- Tax abatement area
- Private sector Financing
  - N.H.S. inc. etc.
  - low cost credit sources
  - Materials - Paint project
- Litter Campaign
- Owner-tenant cooperation
- Physical Improvement
  - abandoned houses inventory.
  - Plant-life Beautification



**55**

Faculty living in Drake R.E. ?



DRAKE NEIGHBORHOOD ASSOCIATION

"Neighbor helping neighbor"

Friends and Neighbors:

The Drake Neighborhood Association is a private non-profit organization. It is a voluntary association of residents, businessmen, and institutional representatives, functioning within specified boundaries for community betterment.

Some community projects our organization is currently promoting are:

- Neighborhood pot lucks
- Neighborhood Watch programs
- Litter campaigns
- Business storefront facelifts
- Housing revitalization
- Historic preservation of houses
- Neighborhood "needs assessment"

As a member, there are many benefits. For instance, any person who joins by April 1st, 1981, will be entitled to a 40% discount on paint and a 25% discount on items such as ladders, rollers, brushes, etc. from Iowa Paint Company. We are also seeking such support from other businesses (roofing, contracting, etc.) for future benefits. There is also a newsletter published every two months to keep our members posted on up-coming events.

The cost to join is \$3.00 for a single membership and \$5.00 for a family. This fee can be deducted from your income tax because we are a private non-profit organization. Anyone can join and we need your support.

For more information, please call 271-3426

Drake Neighborhood Association  
1422 27th Street  
Des Moines, Iowa 50311



## NEIGHBORHOOD CRIME PREVENTION

### "Neighbor helping neighbor"

"Collective response to crime has a long history." (Conklin, 1981). Early Germans took up arms, blew horns, chased suspects and occasionally lynched them. The history of vigilante actions in the United States spans two centuries. As early as 1760, a group called the Regulators sought to bring order to their communities. However, they were eventually disbanded because they began to mete out severe punishment, select their victims rashly, and even supervise the morals and lives of law-abiding citizens.

Vigilante groups have ranged from a dozen to as many as eight thousand participants. In the past, vigilante groups believed in popular sovereignty, meaning, the right of people to wield power in their own best interest. They haven't always been partners with the police. (Conklin, 1981).

Today's urban patrol groups usually do not punish criminals or supervise the morals of law-abiding citizens. Neighborhood patrol groups can try to deter crime just by being there. They might engage in such actions as, escorting the elderly to ensure their safety or provide information to the police. In a sense, become a police supplement.

In Des Moines, the police are encouraging actions of neighborhood groups. They want and need all the extra eyes and ears they can recruit. In order for the "neighborhood watch" program to be a success, community support is imperative.

Within the Drake neighborhood area we need several action groups. The police are willing to bring out into the neighborhood the necessary equipment and training for block leaders. The meeting only takes about an hour. It includes a film and a brief training session with a short question and answer period. All is provided except for the volunteers and this is where you come in. We need sixteen or twenty for each training session.

Neighborhood watch programs can enhance self-esteem and the sense of power for those who get involved. This group effort not only can make the community a safer place to live, but can create community support for the local police and stimulate social interaction among residents. Isn't that what a neighborhood is all about?

Please get involved today and call us!! Phone: 271-3426

Drake Neighborhood Association  
1422 27th Street  
Des Moines, Iowa 50311



**Drake Neighb hood Assn. Inc.**

**Board Meeting**

2:00 PM

August 20, 1980

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

**Present:**

W. L. Cunning, President  
John Neubauer, V'ce-President  
Gladys Burkhead  
Pauline Morrison  
Dr. Wayne Shoemaker  
Stephanie Furstenau  
Rod Rhoads  
Abe Sommerville  
Bill Crawford

**Absent:**

Ginger Kuhl  
Gene Hiskey  
Nelda Wells  
Preston Daniels  
Father George Pallas  
Kathy Norman  
Paul Johnson  
Georgia Bolton  
Larry Wenzl  
James Ryan

**Old Business**

1. Review of letter sent to City concerning tax abatement request, northeast quadrant of DNA area, written by Cunning and Neubauer, signed jointly with Model Citie representative Dave Pickett, requesting expansion of Model Cities area for tax abatement into the four square block area 22nd through 24th north of Clark Street.



Bob Mickle, Dave Johnson, and Elaine Szymoniak prefer to have the Drake Neighborhood qualify for its own tax abatement area rather than expanding the Model Cities area. Originally we had understood that the DNA would be considered for tax abatement only after the six Prime Service Areas. This is not the case, and consideration has been moved up to within 3 to 6 months from now rather than a wait of possibly two years.

2. A written description of the requirements for tax abatement has been made available to DNA. Virgil Stanford of the Planning & Zoning office is willing to (upon request) search files for houses in the area fitting tax abatement requirements. A MOTION was made by Neubauer and SECONDED by Shoemaker to request Virgil Stanford to do the research into ownership, condition, and historic status for determination of tax abatement qualification. CARRIED.

The areas immediately adjacent to these should also be looked into, and determination is needed concerning low income assistance, and the overlapping of these programs. John Neubauer relayed information from the City Plans being prepared to implement "Drastic Urban Revitalization" - during the next two months for sizable relocation and reconstruction. The relocation will be from the worst (10th - 12th north of University to as far north as Irving Jr. High) could be into the marginal areas, such as the area we are currently seeking tax abatement for so as to prevent further decline.

Bob Mickle suggests DNA organize its efforts to confront this fallout. In the past these areas have had a very high absentee landlord rate. Then Urban Renewal cleared property tends to remain vacant up to 5 years without reconstruction.

President Cunning suggested collateral packages are available to Neighborhood Redevelopment projects that can be tied to area Businesses. Supplemental grants are currently a possibility for three areas the City is examining; Highland Park, the Near East side, and Forest Avenue, Harding to 24th Street. A sub-committee needs to be started to investigate the possibility of Drake area redevelopment. These business grants allow "hitch-hiking" on nearby residential area "block grant" Neighborhood Development Projects.

3. Pauline Morrison reported on the Housing Council meeting of July 25th. No briefing had been given before hand. Anna Smith was suggested as a dependable resource, of information about numerous programs. Smith is a DNA supporter, held a position open on the housing council for DNA representation for several months until DNA could select a first-rate candidate (Pauline).



4. Rod Rhoads led discussion on attraction of people to the Drake Business Area. The Daily Planet, which currently prints an updated night-life listing, could be asked to list all Drake Area Businesses, and these lists handed out door-to-door would have a definite impact on the neighborhood.

The sidewalk sale which coincided with Dog Patch Daisy Day (the neighborhood clean-up) on April 12 was the day after a snow fall, but it nevertheless received a good response indicating a desire to schedule similar neighborhood spirit raising activities.

5. Welcome extended to replacement board members - Stephanie Furstenau and Abe Sommerville. Bill Crawford, Sr V.P. of the Bank (1st Fed. State) was nominated and approved to replace Larry Wenzl who has resigned due to pressure of business. (The bank has made some recent acquisitions. Crawford is a Drake alum, and much involved with business development in the area.)
6. The resurgence of violent crime in the neighborhood. Drake Security head Doug Clifton has met with Chief Billy Wallace. The DMPD is aware of the increase, and notes that it is city-wide. Incidents in the DNA area are more a sociological trend related to hostility than to a desire to gain funds.

The protection actions of the New Life Center (Drake Park area) involved placing their young males on guard inside the young women's houses. Patrols between houses had not produced results. Although screens had been slashed, no one became visible to those patrolling. Within one day of these ultra measures being implemented, two people were apprehended and incarcerated for B/E (breaking & entering).

Drake is taking leadership in directing self-protection education for off-campus students. Involvement with Student Life committee and Landlord-Tenant Association, for saturation at beginning of school year has been planned, and preparation is underway.

Shoemaker mentioned the Neighborhood Watch effectiveness he personally encountered in one area; at least three people made it very obvious that he was being watched when he entered the neighborhood.

Wenzl's letter to Chief Wallace was read. Commending the strength increase in patrols and response, a representation of the opinion of this association was extended.

Recently a male was caught in the women's locker room of the Bell Physical Education Center. The police were on the scene nearly as soon as the Security Dept. relay was made.

Also recently, Board member Georgia Bolton's purse was stolen in a university parking lot adjacent to her home. Two black juveniles were engaged in what appeared to be a "training exercise".



The bold attack on a female Drake staff member sent her to move out of the neighborhood. Her attacker broke her apartment door down and raped her. This incident represents an encroachment farther west than normal.

Bill Crawford noted the possibility of hiring a security agency for residential areas. A fee of \$5 per household per month pays for a patrol car to circle each block at least once each hour all night long. The current Jeep patrol from the Des Moines Police Dept. is a side-benefit of the Prime Service Area. The City has made provision for Model Cities protection, and this extra protection spills over into adjacent areas, such as the DNA. We may not have this benefit permanently and may have to plan for auxiliary contract patrol when Federal assistance to the DMPA funds run out.

Furstenau mentioned the renewed interest in the Neighborhood Watch. Even when walking alone to night classes she has encountered no personal problems.

Bill Crawford mentioned that another indicator of the crime increase is the extreme upsurge in stolen checks. Currently the daily city-wide report runs 3 or 4 pages.

New Business:

1. Nomination of new Board members. The proposed slate for the Fall general meeting was reported by Gladys Burkhead, chairperson of the nominating committee:

Renewed are:

W. L. Cunning, President  
John Neubauer, Vice-President  
Gladys Burkhead  
Paul Johnson  
Pauline Morrison  
Ginger Kuhl  
Wayne Shoemaker  
Gene Hiskey  
Rod Rhoads

New Members:

Bill Crawford, Senior Vice President; Sales & Marketing  
First Federal State Bank  
  
Bob McClellan; Business Manager, First Christian Church  
  
Stephanie Furstenau; Teacher  
  
Abraham Sommerville; Area Resident  
  
Faye Vilimek; Owner Vilimek Gift Shop  
  
John Harbner; Forker Pharmacy



Alternate New Members:

Mr. Caldwell of Bryant Funeral Home  
Margaret Black, Secretary  
Mr. Miller, Miller's Hardware  
Herb Rankin  
Mr. Weider of Forker Pharmacy

2. Small groups within Prime Service Areas are forming in order to relate to the City for tax abatement. The Fairgrounds area, Highland Park, Sherman Hills, and the Harrison-Irving Neighborhood Association (a sub-group of the Model Cities area).

Suggested that a panel consisting of a representative from each of these four organizations and a moderator (Bob Mickle was suggested) be formed for the next association meeting. A great deal of useful information could result.

3. The Oktoberfest committee has been formed, plans include blocking 25th St. between University and Carpenter Ave. A conflict may arise due to University being a main thoroughfare, but alternates are available, such as 24th. Neubauer reported that between 10 and 20 such street closings scheduled for this year were approved by the city.
4. The next general neighborhood meeting will be Tuesday September 30, Trinity Lutheran Church. The potluck will begin at 6 pm.

The meeting adjourned 4:05 pm



Drake Neighborhood Assn. Inc.

Board Meeting

2:00 PM

September 17, 1980

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

Present:

W. L. Cunning, President  
John Neubauer, Vice-President  
Gladys Burkhead  
Paul Johnson  
Abe Sommerville  
Georgia Bolton  
Gene Hiskey  
Bob McClelland  
Rod Rhoads  
Stephanie Furstenau

Absent:

Ginger Kuhl  
Pauline Morrison  
Dr. Wayne Shoemaker  
Bill Crawford  
Fay Vilimek  
Phil Weider

Minutes were read, correction follows;

1. Under Old Business, #2, next to last sentence should read,  
"... possibility of Drake Business area redevelopment.

Old Business

1. John Neubauer has a discussion scheduled for next week with individual researchers concerning presentation of the historical background of the DNA.
2. A letter to Mayor Crivaro and the City Council was read. The subject is renovation of the "University Place" area bordered on the north by Franklin, the west by 30th, the south by Clark (Forest from 24th to 25th), and the east by 20th & 21st.



2.(cont.) Discussion:

Tax Abatement for a Neighborhood Revitalization area renewal is being requested. This area designation must be granted by the city to get tax abatement, which is all the DNA requests at this time, i.e., the naming of a Neighborhood Revitalization area which is not one of the Prime Service Areas such as Model Cities, 4-mile, etc.

Bob Cook of Cottage Grove Presbyterian has loaned the DNA two of his VISTA workers, Tim and Rick, to research the area for the qualifications necessary. They have had previous experience with the Harrison-Irving Neighborhood Association in surveying the residents and informing them of the programs available. Harrison-Irving had been designated for revitalization, now is slated for total Urban Development, i.e. essentially total clearance. This is being openly opposed. Outside contractors with the possibility of low cost land and tax "abated" improvements. The residents primary qualm is the fear of relocation.

Most of the people questioned were not aware of the programs available to them, even simple ones like "Operation Paint brush". Fear and frustration with red tape has been the main cause of immobilization. When asked what the DNA should do to help its residents, the reply was to not try to do everything necessary to aid all people, but to concentrate on the communication to the people, to get the programs working which have the greatest visible impact.

Council'n Szymoniak had mentioned to Neubauer that visibility may for a while hinder progress, due to the tendency of many neighborhood tenants to make a neighborhood organization a dumping ground for all types of complaints, requests, and demands.

It takes a while for the results to become apparent of action already taken by an organization which is not highly visible; then more people become willing to participate in the programs which require their personal commitment, like signing up for a loan, committing themselves to a home improvement project, etc.

3. Board approval was asked for the letter to be sent as written by the DNA to the Housing Council. Rhoads made the MOTION, Hiskey SECONDED; CARRIED. We will officially approach the City Council with neighborhood ownership information based on the research conducted.

Hiskey raised the question as to whether the urban revitalization discriminates with owner-occupied vs. rental property. It does not; the incentive exists to increase capital value, for any property whether rented or owner-occupied.

Johnson asked, is the tax abatement for the total value or just the 10% value increase due to improvements?



- 3.(cont.) Neubauer clarified, the capital improvements must exceed 10% according to the assessment by the city; if approved, then a freeze on property tax increase can be scheduled over three years, and a reduced rate on improvements up to 10 years. The Owner or landlord can select his program for maximum equity improvement or financial return.

These improvements must be coordinated internal and external structure, not simply roof repairs, plumbing, or other such isolated components. Provided the City passes and approves this plan, two-thirds of DNA would then be eligible for tax abatement due to the overlap from the Model Cities and Woodland-Wilkie.

4. Pres. Cunning reported on his and Neubauer's meeting with Linda Wheaton of Neighborhood Housing Services. Neighborhood Housing Services, Inc. is a semi-public corporation created by Congress. It is national in scope, separate from the Des Moines Housing Council, yet is moving along a few of the same lines, with some of the same support. It is selective about going into a neighborhood as they are not a total rehabilitation program. Primarily an information processing service, Neighborhood Housing Services seek to provide an area with the tools it needs in order to renovate within its own resources, before it is completely gone. A store front office is usually opened in the neighborhood as an advisory service for various funds and programs. One of the first such programs developed in a new area is provision for a tool lending library from which homeowners may check-out the equipment they need in order to repair their own houses, etc.

A list of NHS supporters was provided, including banks, savings & loans, insurance companies, and the Board of Directors of NHS. A revolving loan fund consisting of three or four lending agencies and grants (including the Ford Foundation) was included on the list.

DNA has submitted an application to the Neighborhood Housing Services board to consider the DNA.

5. We are still searching for a CETA aide, someone to be on duty at Drake and act as an information service and communication link between DNA and the neighborhood, especially with regard to services presently available for neighborhoods.
6. A letter to J. Robinson of NHS informing them of our request to Mayor Crivaro to consider the University Place area for historical renovation was read. A MOTION for approval of the letter was made by Burkhead, Rhoads SECONDED, motion CARRIED.
7. Rod Rhoads noted Tom Uehl, the landlord of Johnson's Clothing, has personnel in firm working on building conformity plan for the Drake Business Area. A plan for distinctive facades for each store which would help draw attention to the area has been projected. Mr. Uehl is desirous of meeting the DNA board. Pres. Cuning noted that a number of years ago, the architectural firm Bussard-Dikis had planned a presentation along these lines.



- 7.(cont.) The major drawback was in finding a "leading firm" to be willing to motivate the surrounding businesses to approve and go ahead with the plan. Supplemental "Block Grant" funds exist in other cities for such a project, or perhaps tax abatement might be obtainable. Rod Rhoads was named chairman of the sub-committee to investigate possibilities concerning this matter.
8. Drake Vice President Carl Kasten has requested Mr. Cuning to investigate (with DNA) the cost of a neighborhood security patrol and feasibility of its implementation, as suggested by Bill Crawford in the August board meeting of DNA. Crawford's suggestion was in response to the University's inability (and the city's) to spend any more on patrols in the neighborhood.

Rod Rhoads mentioned that one person has recently been apprehended; he is a suspect in four of the Drake area rape cases. Rhoads is a member of the Student Life Committee, and in close contact with the protective and informational measures being made.

9. Gladys Burkhead chair of Nominating Committee, read the list of nominations for Board members and positions to be renewed, and new Board members to nominated for the fall election:

Bill Crawford; Senior Vice President; Sales & Marketing,  
First Federal State Bank

Abraham Sommerville; Area Resident

Stephanie Furstenau; Area Resident

Bob McClelland; Business Manager, First Christian Church

Faye Vilimek; Owner Vilimek Gift Shop

Phil Weider; Forker Pharmacy

Ben Robinson; Caldwell-Brier Robbins Funeral Home

Recommended for Renewal are:

W. L. Cuning, President

John Neubauer, Vice-President

Gladys Burkhead

Fauline Morrison

Ginger Kuhl

Wayne Shoemaker

Gene Hiskey

Rod Rhoads

Paul Johnson, as a member of the Des Moines Housing Council, can not also be a member of a board such as this, but will continue to be a guest.



10. Neubauer gave a report of the Oktoberfest committee; the event is scheduled for Saturday October 11. 25th Street north of University to Carpenter will be closed after 12:00 noon. The new German Deli is donating 10% of the day's proceeds to DNA. Morris Van Nostrand of Pickett Breweries (an authentic Iowa brewery, since we were unable to obtain an authentic German brewery) has agreed to supply beer at a very minimal cost, potentially through the afternoon, also music and drama performances. A Polka Dance will be held in the evening. In the event of rain, the Fine Arts Concourse has been approved for use (24th and Carpenter). Permission to use lawns, etc. around the street has been granted.

Food tickets are being printed. One of our committee members is with the AP News Service, and is preparing the brochure for prospective members. A membership booth will be present in the side walk sale.

Food tickets will be sold at the pot luck, September 30. Although sales may not be very large at that time, a guaranteed amount of sold food will be helpful.

Virginia Peterson will be on the Mary Brubaker Show, and the Oktoberfest will be listed on the T.V. Calendar.

It is possible that between five hundred and three thousand dollars will be raised through the Oktoberfest. A discussion is needed to determine how to use it. New playground equipment for Drake Park has been suggested, with possible matching funds from the city.

11. Rhoads noted that Dog Patch Daisy Day could be slightly later in the spring, and reminded the board that both of these events should be held annually. Burkhead disagreed; when the flowers are in bloom the trash should be gone. Neubauer suggested there be a neighborhood tour the day after the Neighborhood clean-up.

A Logo, etc. is needed for an identification which could be printed on a spring festival button.

The test of the success of these events should be the results of attendance after two or three years, not the first year.

12. The next general meeting for the neighborhood after the Sept. 30 potluck will be held in January.
13. Stephanie Furstenau reported the second newsletter will be issued soon. 2000 copies at \$100.00 are being printed, with a possible 50% support of the Business Men's Association. Other expenses are being met as they come.
14. Mr. Hiskey agreed to renew his efforts to do some information-type organization, including involving the Drake Landlord-Tenant Association. (DLTA) A meeting should be scheduled to make our renter neighbors aware of the responsibilities of the City, the Landlord, and the Tenant in the rental situation.



14.(cont.) Georgia Bolton suggested this as a future program, possibly a panel discussion. President Cuning wants a theme covered on what it takes to be a good renter, similar to the information Drake Univ. Real Estate uses in its very successful owner-tenant covenants.

Adjourned 3:35 PM.

The next meeting of the DNA board will be held Wednesday October 15, 2:00 PM in the First Federal State Bank conference room, lower level.



THE DRAKE NEIGHBORHOOD ASSOCIATION, INC.

Des Moines, Iowa 50311

"Neighbor Helping Neighbor"

Drake Neighborhood Association Board

Meeting Notes--October 15, 1980


The meeting called for 2:00 pm at the First Federal State Bank was cancelled due to lack of a quorum. The following items cover matters the chairman would have brought up for consideration at the board meeting.

OLD BUSINESS

1. Report on Oktoberfest; financial gain, loss or break-even? Please pass "well-done" to all committee & volunteers.
2. Appointment of bylaws committee: at the last group meeting and potluck dinner, the President appointed Larry Jones, Abe Sommerville, and Phil Riggs as a by-laws sub-committee
3. Report on DNA appearance at City Council October 6, formal request for council approval of neighborhood revitalization zone for DNA, passed 6-0 for referral to P & Z. Will be reported later back to council.
4. President reported he had located the old architectural drawings for the proposed Drake Business Area face-lifting. These are very sketchy and incomplete but give an idea. President would like to meet with Rod Rhoads and at least two, possibly three business men, and Bill Crawford from the bank, to explore setting up a revolving fund investment committee.

NEW BUSINESS

5. A. Possible committee assignments with new Board elected as of Sept 30th  
B. Report on CETA application by Drake for neighborhood office (pending--results not known yet) Resubmitted to CIRALG as a "project."
6. Non-tax status, qualifications for and application for. The chair needs a volunteer to undertake this questionnaire from IRS.
7. Selection of sample (typical) private residences to be used as training sites for residential energy auditors. The program is function of the state Planning and Programming Offices; the public utilities are required to have available energy auditors for residential consumers and this training program is to qualify a number of people. The DNA merely furnishes six sites in close proximity. The benefit is a free audit for the home-owners volunteering or selected. The availability of energy auditors for homes is part of recent legislation by the DOE affecting the public utility companies.

  
W. L. Cunning,  
Director of the Physical Plant,  
Drake University  
President, DNA



DRAKE UNIVERSITY  
Director of the Physical Plant  
Correspondence Instruction

Date 5/12/80

THE ATTACHED PAPERS ARE REFERRED

To Drake Neighborhood board members

FOR THE PURPOSE INDICATED BY THE CHECK MARK

- Please note and file.
- Please note and return to me or forward to.....
- Please note and see me about this..... A.M..... P.M.
- Please answer, sending me copy of your letter.
- Please prepare reply for my signature.
- Please take charge of this.
- To be signed.
- For your information.
- Your comments, please.
- RUSH—Immediate action desired.
- Make Copies; Qty. ....
- New job
- Set up file
- Pay bill
- Address and mail

Remarks: We have investigated. We have little chance of being recognized as a "neighborhood strategy board" by the May 30 meeting. Will try for the June Central Advisory Board.



DRAKE NEIGHBORHOOD ASSOCIATION

Board Meeting

2:00 pm

17 December 1980

The meeting was held in the Conference room of the First Federal State Bank, 24th and University Avenue.

Present:

W.L. Cunning, President  
John Neubauer, Vice-president  
Gladys Burkhead  
Pauline Morrison  
Stephanie Furstenau  
Gene Hiskey  
Bill Crawford

Absent:

Rod Rhoads - excused  
Wayne Schoemaker - ill  
Bob McClelland - excused  
Ben Robbins  
Ginger Kuhl  
Abraham Sommerville - excused  
Faye Vilimek  
Phil Weider

OLD BUSINESS:

1. Discussion of finances, bills remaining from OKTOBERFEST.

Printing posters - share  
Printing Newsletter - 2nd issue  
Insurance bill - \$50.00

Motion by Neubauer, second by Furstenau to pay bills.

2. Discussion on Newsletter costs; "periodic" issues are OK; save expense for really important neighborhood issues or news.  
Stay "1st class" - image is important. Consensus was not to use mimeograph process which would reduce costs.  
Solicit business support was another suggestion.  
Subsidize a newsletter by contributions from business, or have membership dues provide a basic subscription. This could not be evaluated. We will approach business and the bank for further support.

3. Financial officer, formerly V.P. for Finance, now "Treasurer", Bill Crawford agreed to succeed Larry Wenzl, who has left the bank and the area.

\$441.00 balance in account.

Moved, seconded, carried to pay all bills still outstanding from the OKTOBERFEST.



4. Report: John Neubauer on "Historic Neighborhood" (University Place).

This historic area is defined as follows:

31st, Kingman to University, E to Freeway; 22nd from I-235 to Forest.

Approach to the research: Impact of early residents (professionals); impact of Drake U. on neighborhood & vice-versa--certain colleges developed from professional influence.

Costs of project:

Photography--Ivy Camera Shop will process photos of each house or building.

Maps needed, reproduction costs, mailing on public hearing.

Budget \$200.00 for total project expense.

Reasons: Makes homes/buildings eligible for funds, loans, grants.

Goal: Preserve, revitalize, restore to original.

5. Discussion: National Reinvestment Corp.--(a Washington, D.C. semi-public corporation)-- help to put money into rental housing and commercial (business) properties in need. The local wing is Neighborhood Housing Services, Inc., now active in the Grandview area. We hope to present a case to them soon to move into the Drake neighborhood. Cuning and Neubauer actively working on this.

6. The next neighborhood Pot Luck Dinner at St. John's Catholic Church:

Thursday, January 29th at 6:00 pm

Future: Thursday, March 31st at 6:00 pm(place not selected yet)

City-wide clean-up first weekend. Public school recess March 23 through 27,81.



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 Avenue, 50311, in the City of Des Moines, County of Polk, and the name of the registered agent at such address is Larry Wenzl.



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
Wayne Shoemaker	37th & Cottage Grove
James Ryan	25th & University
Gladys Burkhead	1107 27th
Georgia Bolton	1163 27th
Preston Daniels	2315 University
George Pallas	35th & Cottage Grove
George 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 names and addresses of the incorporators are:

W. L. Cunning, President	3824 Lanewood
John Neubauer, Vice President	2511 Cottage Grove
Larry Wenzl, V.P. Finance-Treasurer	2401 University
Rod Rhoads, Director	2404 University
Nelda Wells, Director	4104 Cottage Grove
Wayne Shoemaker, Director	37th & Cottage Grove
James Ryan, Director	25th & University
Gladys Burkhead, Director	1107 27th

VII

TAX EXEMPTION

(a) The purposes for which the corporation is to be formed are exclusively to receive and administer funds for scientific, educational, and charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as subsequently amended, and to that end to take and hold by bequest, devise, gift, grant, purchase, lease or otherwise any property, real, personal, tangible or intangible, or any undivided interest therein, without limitation as to amount or value; to sell, convey, or otherwise dispose of any such property and to invest, reinvest, or deal with the principal or the income thereof in such manner as, in



the judgment of the directors, will best promote the purposes of the corporation without limitation, except such limitations as may be contained in the instrument under which such property is received, these Articles of Incorporation, the By-Laws of the corporation, or any laws applicable thereto. To do any other act or thing incidental to or connected with the foregoing purposes or in advancement thereof, but not for the pecuniary profit or financial gain of its directors or officers.

(b) No part of the net earnings of the corporation shall inure to the benefit of any member, trustee, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no member, trustee, officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. 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 publication or distribution of statements) any political campaign on behalf of any candidate for public office.

(c) The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(d) The corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(e) The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(f) The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(g) The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

(h) Notwithstanding any other provision of this certificate, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt under Section 501(c)(3) of the Internal Revenue Code of 1954 and its Regulations as they now exist or as they may hereafter be amended, or by an organization, contributions to which are deductible under Section 170(c)(2) of such Code and Regulations as they now exist or as they may hereafter be amended.

## 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

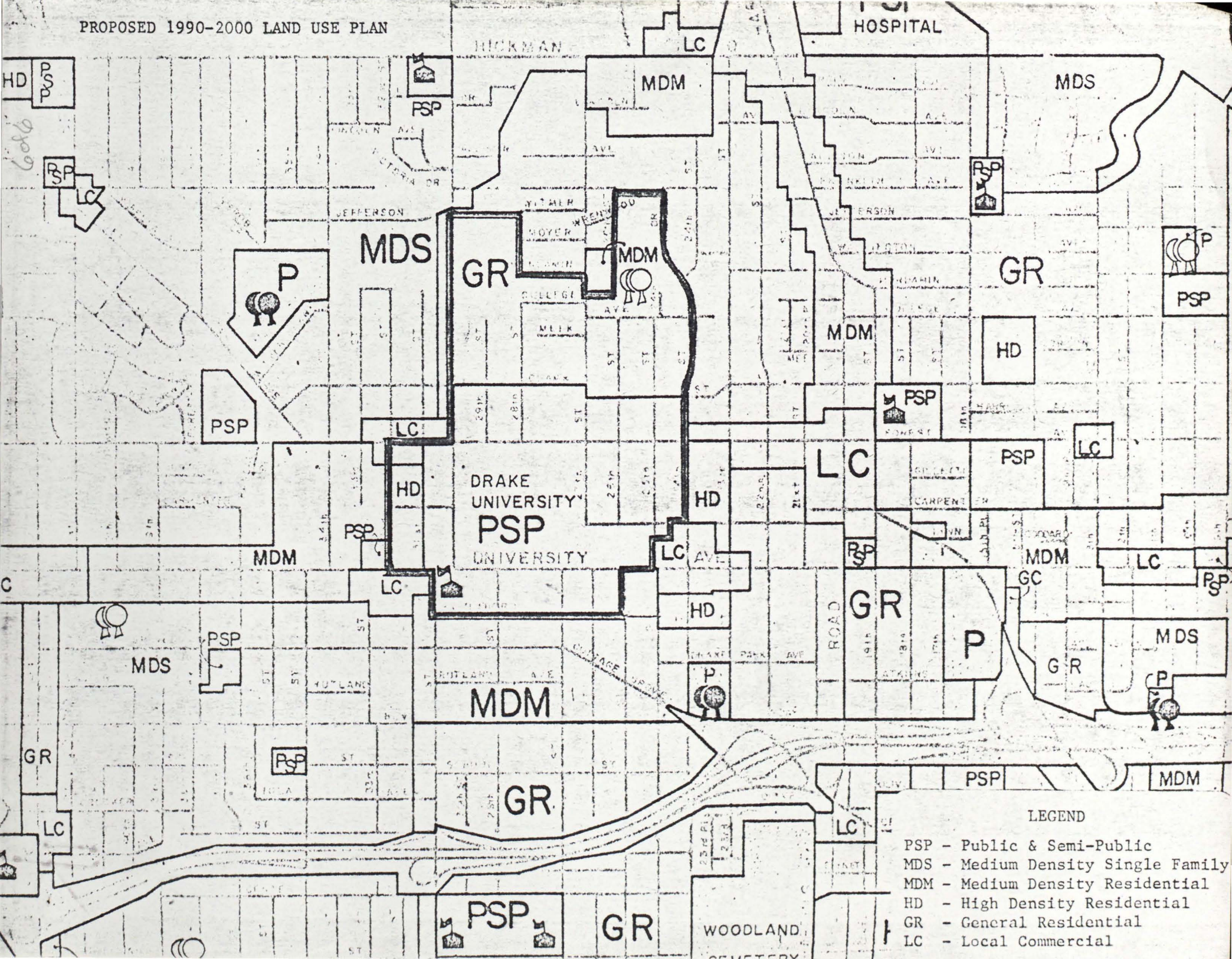
The By-Laws of the corporation shall provide a procedure for the removal of the Directors of the Board.

Dates: \_\_\_\_\_ Executed by: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



PROPOSED 1990-2000 LAND USE PLAN



LEGEND

- PSP - Public & Semi-Public
- MDS - Medium Density Single Family
- MDM - Medium Density Residential
- HD - High Density Residential
- GR - General Residential
- LC - Local Commercial