

DRAKE NEIGHBORHOOD ASSOCIATION

Board Meeting
2:00 pm
May 20, 1981

Present:

Larry Cuning, President
John Neubauer, Vice-President
Wayne Shoemaker
Gladys Burkhead
Faye Vilimek
Bob McClelland
Rod Rhoades
Pauline Morrison
Ginger Kuhl
Ellen Wittmaier (Staff, acting secretary)

Absent:

Gene Hiskey
Bill Crawford
Ben Robbins
Abraham Sommerville
Stephanie Furstenau
Phil Weider

Minutes of the April 15th Board meeting were reviewed, and then the meeting immediately went to -

OLD BUSINESS

1. John Neubauer announced that City Planning and Zoning turned down the Historic Ordinance on April 16, 1981. This was because there were so many amendments. It was recommended that the neighborhood groups come to a consensus with a mutual statement. The ordinance was then passed Monday, May 18th, 6-0. Institutions will be exempt from the Historic status if they so choose. This led to the discussion of City Code enforcement (see New Business).
2. John Neubauer stated that the "revitalization" area (for tax abatement purposes on property improvement) for the Woodland-Wilkie district was approved by City Council. The Sherman-Hills tax abatement area will be decided on June 14th. It was felt that further decisions on additional revitalization areas were delayed because the historic ordinance issue "bogged down" City Council. It was suggested that Ass't. City Mgr. Dave Johnson be contacted to find out when the research on the proposed Drake area revitalization project will be done and when the letters informing the community of the hearing will be going out.

John also announced that the Pioneer-Columbus and the Four Mile Prime Service areas were going to experience either severe cutbacks in services or be eliminated altogether. Ellie Wittmaier had been asked by Mr. Cuning to talk to persons in Planning and Zoning; it is proposed that the Model Cities boundaries be expanded. This will be a 1-3 year process. Larry Cuning asked if they were expanding into DNA area. If so, this may be indication that DNA has lost some of our recognition by city fathers as a self-help planning group. Neubauer and Cuning mentioned this as a disregard for the "grass roots" of the community. They stated that we have the resources in the community to handle social problems that now exist. Neubauer has observed that given the limited resources and the state of the economy, if we enter in competition for these finite resources with other groups, we will meet with resistance. The groups that we have worked hard to maintain rapport and good relations with are likely to withdraw their support from our efforts. Larry Cuning was invited to attend a priority board meeting by Carol Waterbeck of Sherman Hills but declined the invitation because of the implied Prime Service area connection to our organization, but offered to stay in closer contact with the other neighborhood groups doing "self-starter" or voluntary improvement projects.

3. Neubauer commented that the results of the "needs assessment" show justification for the business revitalization effort. Based on the sample, most people in the area shop at least once a week in the community, like the services available, and would like to see more offered. Frequently mentioned was an expanded type of convenience store or drug store in the University place area. North and West sides of the campus have such outlets.

NEW BUSINESS

4. Neubauer stated that there had been an influx of city inspectors in the Drake area recently. Many property owners are experiencing housing inspections (some the first in five years) which has had devastating effects. For instance, a property owner who has four rental units may be given a 30 day notice that major repairs must be done in this time period. These repairs may include raising and lower ceilings, changing all the windows because of the size, etc. When a tenant is forced to vacate, the owner can lose at least 20% of his income. Faye Vilimek said we had to look at the other side of the issue. As the result of a recent service call, it was noticed that a young mother and her children were living in a unit that had bare wires hanging out all over the place. It was determined that one should look at the severity of the citation and the danger to the persons residing in the units.

Pauline Morrison asked why the sudden influx of inspections and were they taking place in the Drake area only. Mr. Cuning responded by explaining that the City has increased the Housing Inspection workforce at the request of Council. He also mentioned that property owners can go to the Board of Appeals and get extensions on the citation dates. He suggested that the DNA could also investigate the possibility of harassment in some cases.

Neubauer said the problems were not severe enough to be termed harassment; however, we need to assess the feasibility of a time-table approach to making major repairs. It is possible that a property owner could sit down with a City

official and work out a time schedule and plan of action to be accomplished over a designated period of time.

Wayne Shoemaker brought out that the City has a liability since a Supreme Court ruling on whether codes with inspections were being done and enforced. They must inspect properties and set completion dates on the required repairs for their own protection. The City must either scrap the existing codes or enforce them.

Cunning stated that Mary Helweg of the City Attorneys' office was given the responsibility to follow up on the citations which are issued. Enforcement must be at least perceived.

Faye Vilimek gave the example of how insurance companies don't want to pay off on buildings that have not been kept up to current codes. One such case is the motel fire in West Des Moines. This is just one more problem created for the City inspectors.

5. President Cunning announced that the CETA contract was ending early. As of June 12, Danny Williams and Ellie Wittmaier will no longer be employed by the Drake/CETA contract. He then listed the original priorities, and asked the Board which ones could carry on under volunteer leadership. Gladys Burkhead felt the litter and plant beautification projects were in place and would be carried on. Ellie Wittmaier suggested that more effort be directed towards the University Place Businessmens' Association and the Drake Neighborhood Association's partnership in the revitalization "facelift" effort.

There are two Neighborhood Watch block captain possibilities which will be checked out by Ellie before she leaves.

6. Pauline Morrison asked about the business area parking lot Carl Kasten had mentioned at an earlier meeting. Rod Rhoades said that this year the University Place Businessmen was going to seal coat and stripe 1/2 of the lot at a cost of \$1300.00. The lot will be finished next year. The only reason the association was able to do this was that we have had two nice winters with very little snow removal.

Mr. Rhoades said he had received a letter from the Citizen's Disability Council asking that spaces be provided for handicapped persons. There will be spaces provided for them.

7. The garage behind Irwin's Bicycle shop was discussed. It was recommended that it should be removed, now that Irwin has vacated. Many delivery trucks cannot find the backdoors of the businesses to the west. Cunning proposed that rear entrances to businesses adjoining the parking be made attractive and obvious, which some other small-city shopping districts have done.

Mr. Rhoades also announced that he had told some businesses to "hold off" on some revitalization plans in the offering. He has volunteered to be an advisory committee member of the City-wide Development Corporation which is being

formed with the assistance and technical guidance of Deborah Boudreau, Economic Development Administrator under the city's of Neighborhood Block Grant Development programs.

Pauline Morrison asked what the purpose of a "Development Corporation" was and "will it help to bring other wanted businesses into the area?"

Larry Cuning said it offered a variety of services. LDC's are designed for the purpose of offering leadership, ideas, and technical assistance for the purpose of revitalizing business districts. They may find and offer long-term loans with below market interest rates. Rod Rhoades added that they not only offer services that address immediate needs but will aid in projects that contribute to the efforts of a comprehensive overall master plan.

The possibility of a Local Development Corporation was mentioned. Larry Cuning has been "talking it up" but now feels this might be the wrong time because it may interfere with the effort by the City to organize and coordinate the City-wide Development Corporation. Later on we probably will want to procede with one more local, just in the University place business area.

8. Mr. Cuning asked the Board to be considering nominations for the September elections. He suggested that the Board review contributions made and any removals that would strengthen the Board. Dr. Wayne Shoemaker volunteered to chair the nominating committee. Gladys Burkhead and Pauline Morrison agreed to serve on the committee.

Gladys made a motion that the elections be held in September but that the Board adopt a calendar year operation from January 1 through December 31. The new Board officers will serve from September through December 31, 1982. Rod Rhoades seconded. Carried.

9. John Neubauer reported that during Preservation Week, all neighborhood groups had projects going. He suggested that the Board drive through the Highland Park area and see the planters that were constructed in front of the businesses. He also reported that of the 150 trees that were planted on May 2nd in the Drake Park-Cottage Grove-Freeway access islands, only five did not bud out.
10. Gladys Burkhead announced that on June 30th, we would have our next potluck and general membership meeting. It will be held at St. Lukes Episcopal Church, 3424 Forest Avenue. On July 30th, there will be an ice cream social. Paul Johnson will determine the location and the members will be notified. Gladys also reported that the Box Social was such a success that there will be another in the near future and the proceeds will go to the OCTOBERFEST fund. It was suggested that the auctioneer (Mr. Perkins) be given "the key to our neighborhood" for his effort in helping to make this event such a success.

The meeting adjourned at 3:35.

Ellie Wittmaier, Staff
(Acting Secretary)

DRAKE NEIGHBORHOOD ASSOCIATION

Board Meeting

2:00 pm

June 17, 1981

Present:

John Neubauer, Vice-president
Gladys Burkhead
Faye Vilimek
Bob McClelland
Pauline Morrison
Rod Rhoades
Bill Crawford
Paul Johnson
Ellen Wittmaier (Staff, acting secretary)

Absent:

Larry Cunnig, President
Wayne Shoemaker
Ginger Kuhl
Gene Hiskey
Ben Robbins
Abraham Sommerville
Phil Weider
Stephanie Furstenau

John Neubauer called the meeting to order and asked for committee reports. Gladys Burkhead announced the general membership meeting to be held on June 30 at St. Luke's Episcopal Church. There will be a plant and white elephant sale with the proceeds going to the OKTOBERFEST fund. There will also be an ice cream social on July 30. Paul Johnson is making arrangements for that affair.

The Fallfest committee is going to conduct a door-to-door membership drive. They will be handing out brochures and soliciting participation in the D.N.A. efforts. John Neubauer announced that the Fallfest has become much bigger than in previous years. This year we are going to have a Quilt show put on by the Calico Rainbow. The tennis courts at Drake park is where they will be displayed. The New Life Center has offered its school building as a rain site.

Gladys Burkhead announced that Kathy Mullins is the membership chairperson. The membership dues are \$3.00 for a single person and \$5.00 for a family.

There was no report from the nominating committee. The first meeting is yet to be held.

Paul Johnson presented some security concerns sent to the board by President, Larry Cunnig. There appears to be no centralized reporting system in the Drake area. Prowler and attempted assaults seem to go unreported. Paul stated that there had been 2 rapes in 4 months. Faye Vilimek brought up the fact that many of the students don't even lock their doors. John Neubauer

suggested that the D.N.A. create a task force for "crime prevention". This force could act as a conduit of information between the police and Doug Clifton of Drake University security. Paul Johnson reported that crime is on the up-swing. That even persons in the Waterbury Circle area have experienced breakins recently. Paul Johnson agreed that the task force was necessary.

Rod Rhoades reported that as a result of a death he was unable to attend the meeting with Deborah Boudreau. He suggested that a non-profit type of structure be created for the purpose of "checking out" the different types of programs available to small businesses. He said that we must be choosy about the businesses we want to attract. There can be no rush when recruiting new business into the area. Building owners in the area are aware of this concern, namely, that we don't need another bar or disco. We want a nice restaurant (tea & crumpet shop) or a drug store. Mr. Rhoades also announced that the parking lot had been seal-coated and striped. He also said that the Hallmark store was now open (the kind of business we want to see in the neighborhood).

John Neubauer stated that one of the concerns of Drake University was that the business community had no long-term plans. There is a needed structure to do some of this planning. Early morning breakfasts are planned between the interested business persons and the D.N.A. at which the issue of a non-profit corporation will be discussed.

The importance of the city-wide Development corporation was discussed. This program makes loans available to small business owners for improvements and/or expansion. Bill Crawford asked if the Bank was responsible for 90% of the actual cash with the S.B.A. guarantee of 40%. This issue will be investigated and clarified. Mr. Crawford also asked if building owners really want to put all these dollars into a business property and then raise the rent. This issue must be considered.

Paul Johnson said the University bookstore will be moving. They will relocate to the old Fina station at 34th and Forest. Faye Vilimek said that many of the Drake students were going to Iowa State to buy their books. Rod Rhoades suggested that it could be because of business attitudes. He said, "you have to have the patience of a saint to successfully run a retail business."

Faye Vilimek walked a portion of the University Place business area noting that there were 55 establishments. There were 5 taverns, 3 record shops, 4 beauty shops, 4 barber shops, a garage, a bank, and a post office. In her estimation, only 9 of the businesses are apt to stay. She stated that there are several "crumby" people in business. It appears that landlords will rent to anyone that comes along. There needs to be an organization of landlords in the area to address this problem. Rod Rhoades said that the person who took over the laundry-mat next to Erwin's Bike shop is the kind of business person we like to see in the area. He has cleaned up the place and made it a business to be proud of. "An organized project is what we need and a good place to start is with Tom Ewell and Jack Balcom, owner of the Borderline", said Rhoades.

Faye Vilimek said the house at 24th and Carpenter (on the corner) was for sale. This brought up the issue of parking. Paul Johnson asked "if Drake bought property to make more parking space available, would the businesses in the area be willing to pay rent? He explained that property purchased by Drake through endowment funds and the rent is used as a return on the investments.

Gladys Burkhead asked about the vacant lots that Drake does not keep mowed. Paul Johnson said he would see that the problem was taken care of.

Faye Vilimek asked that Drake take care of another problem. She said that on the "special events" advertising, it should be explained where to park. Persons parking all day long in front of her business are creating parking problems for her customers.

John Neubauer read the board's obligations in the VISTA program proposal. Rod Rhoades made a motion that we sign the agreement. Gladys Burkhead seconded. Carried.

Absentee landlords not mowing lawns was discussed. It was suggested by Gladys Burkhead that a respectful and polite postcard be sent to the various owners. Bob McClelland said he saw nothing wrong with sending a card. Rod Rhoades said that if a card was sent, the city ordinance should be on it. Paul Johnson recommended that a mailing record be kept. Persons must be reminded that the city will mow and charge the owners for the service. Pauline Morrison made a motion that the board send postcards to owners of unmowed lawns. Faye Vilimek seconded. Carried.

John Neubauer asked for the board to be considering a house on 9th street that is already on the historical Register for moving into the area. He would like to initiate some sort of a joint negotiation for getting it moved. If one is in the area, it is the third house north of the freeway on 9th. A lot owned by the Cottage Grove Presbyterian Church is being considered for the new location.

A financial report was given by Bill Crawford. There is currently \$331.56 in the bank with an outstanding check to Roger Munns for \$26.00. Bill Crawford asked that he be made aware of all deposits so he can keep his records current. The Fallfest (formerly the OKTOBERFEST) committee has set up its own checking account.

Bill Crawford asked that the newsletter be completely shut in order to get it through the postage machine. The newsletter is currently costing 13¢ a copy to send. Gladys Burkhead made a motion that we apply for a bulk rate authorization. Faye Vilimek seconded. Carried.

The meeting adjourned at 3:30.

DRAKE
NEIGHBORHOOD ASSOCIATION
Des Moines, Iowa

Discussion

1422 - 27th Street

June 26, 1981

"Neighbor helping Neighbor"

June 23, 1981
Mr. George E. Flagg, Trustee
The J. J. Wilke Charitable Trust
605 Savings & Loan Building
Des Moines, IA., 50309

Re: Gift to Association

This is to acknowledge with appreciation the recent check received for \$200 from the Wilke Trust. It will be applied as desired, toward the expenses incurred in the public tree planting in the Cottage Grove--I-235 access islands, and related also to plantings in the Drake Park public accessways, and other like projects.

Your thoughtfulness will be much appreciated by the neighbors and especially the volunteer crew who organized and completed this project. The Wilke Trust will be noted, as well, in the minutes of the business of the Drake Neighborhood Association.

Please pass our thanks along to others associated with the Wilke Charitable Trust, the family especially if heirs and survivors are resident in the Des Moines community.

W. L. Cuning, President
Drake Neighborhood Association

WLC:vp

cc: Carl Kasten, Vice-Pres., Drake University
John Neubauer, Vice-Pres, D.N.A.

J. J. Wilke Charitable Trust
Dr. Harold N. Anderson
George E. Flagg, Co-Trustee
June 23, 1981
\$200.00
DOLLARS
IOWA STATE BANK
127

CHARITABLE

J. J. Wilke Trust

Dr. Harold N. Anderson, M.D.
 5301 Harwood Drive
 Des Moines, Iowa 50312

George E. Flagg, Atty.
 605 Savings & Loan Bldg., 243-1188
 Des Moines, Iowa 50309

CO-TRUSTEES

(515) 243-1188
 605 Savings & Loan Bldg.
 Des Moines, Iowa 50309

June 23, 1981

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

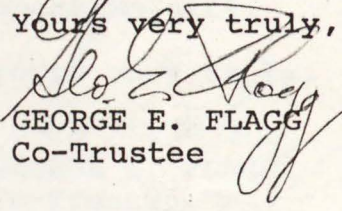
Dear Members:

I very much enjoy reading the Neighborhood News which you have sent to me and the other City Councilmen from time to time.

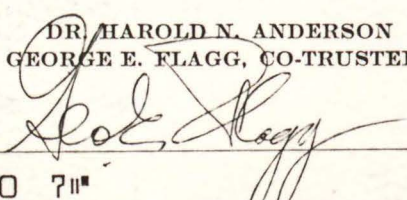
I have also read with interest what your association has been doing in your neighborhood and I especially appreciate your tree planting project.

The Trust does have a small amount of money on hand for worthy purposes and I am, therefore, enclosing a check payable to the Association in the sum of \$200.

I would request that this contribution be anonymous and that you understand it is a one-time gift.

Yours very truly,

 GEORGE E. FLAGG
 Co-Trustee

GEF/lmb

J. J. WILKE CHARITABLE TRUST DR. HAROLD N. ANDERSON GEORGE E. FLAGG, CO-TRUSTEES 605 SAVINGS & LOAN BUILDING PH. 243-1188 DES MOINES, IOWA 50309		127 33-79 730
PAY TO THE ORDER OF	Drake Neighborhood Association	June 23 1981 \$200.00----
Two hundred and no/100-----		DOLLARS
IOWA STATE BANK DES MOINES, IOWA	DR. HAROLD N. ANDERSON GEORGE E. FLAGG, CO-TRUSTEES 	
FOR <u>Public Tree Planting</u>		
© 10730007944 04 6250 711		

CHARITABLE

J.J. Wilke Trust

Dr. Harold N. Anderson, M.D.
5301 Harwood Drive
Des Moines, Iowa 50312

CO-TRUSTEES

George E. Flagg, Atty.
605 Savings & Loan Bldg., 243-1188
Des Moines, Iowa 50309

(515) 243-1188
605 Savings & Loan Bldg.
Des Moines, Iowa 50309

June 23, 1981

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

Dear Members:

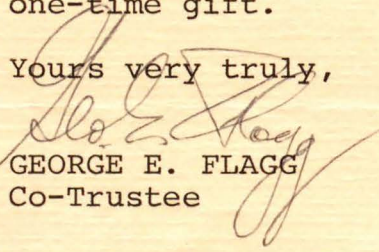
I very much enjoy reading the Neighborhood News which you have sent to me and the other City Councilmen from time to time.

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I would request that this contribution be anonymous and that you understand it is a one-time gift.

Yours very truly,


GEORGE E. FLAGG
Co-Trustee

GEF/lmb
Encl.



Neighborhood Reinvestment

DNA File
official Minutes Book

June 26, 1981

Willis L. Cuning, President
The Drake Neighborhood Association
1422 27th Street
Des Moines, Iowa 50312

Dear Larry:

This is my official notice of resignation from the Drake Neighborhood Association Board and from the Association. As I discussed on the phone with John Neubauer and briefly with you, I have taken the position of local coordinator for Neighborhood Reinvestment in Des Moines. Any direct tie with the Association could be a conflict of interest subject to criticism. For the Association's sake and for mine, it's best that I resign.

It has been a pleasure to have contact with the people actively working to create a better neighborhood in the area of Drake University. I hope to have an opportunity to speak directly with the Board and answer any questions the members may have regarding Neighborhood Reinvestment and the expansion of the existing Neighborhood Housing Services area in Des Moines.

Sincerely,

Jessie L. Kuhl
Local Coordinator

cc: Eugene Watkins, Field Representative
Neighborhood Reinvestment

Board of Directors

Jay Linn, *Chairman*
Chairman
Federal Home Loan Bank Board
Lawrence Connell, Jr., *Vice Chairman*
Chairman
National Credit Union Administration

Moon Landrieu
Secretary
US Department of Housing
and Urban Development
John G. Heimann
Comptroller of the Currency

J. Charles Partee
Member, Board of Governors
Federal Reserve System
Irvine H. Springs
Chairman
Federal Deposit Insurance Corporation

MEMO

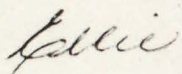
July 29, 1981

Dear Board Member:

This is a correction of the July 15 minutes. It was announced at the last Board meeting, that Ginger Kuhl had submitted a letter of resignation. It was not officially noted in the minutes. Please make a note of this issue.

The next Board meeting will be August 19th at the First Christian Church.

Sincerely,



Ellie Wittmaier, acting secretary

A SUMMARY REPORT

on

"Deterioration and Potential Revitalization of the University Place Business Districts"

July 1981

In late 1980 the directors of the Drake Neighborhood Association asked that a survey be taken of area business attitudes toward deterioration and revitalization. A study was then done by Association staff member Ellie Wittmaier with assistance from Drake graduate student Charles Brandt and guidance by Association president Larry Cuning. It has recently been completed.

The study conducted surveys of businesses in the University Square, Forest-Harding and Uptown business districts. The Uptown area is being excluded from consideration here since it is not considered part of the University Place revitalization area.

The surveys solicited business attitudes toward deterioration, commercial climate, public services and interest in revitalization. The study also collected product and service data from each business for later use in publishing a neighborhood business directory.

Surveys were hand distributed this spring to 51 businesses in the Forest-Harding area and 102 in the University Square area. Two attempts were made to personally collect each survey. 38 or 75% responded in Forest-Harding. Only 36 or 35% did so in University Square.

The survey responses are summarized on the attached Exhibit A. Some general observations can be made. Neighborhood deterioration is a major concern to 4 of every 10 businesses responding.

UNIVERSITY SQUARE

The effect of deterioration seems more profound in the University Square district. Only one third have made major repairs in the past five years. Almost one fourth plan to move from the area in the next five years. Only half have definite intentions to remain in the area. Yet fewer than half of those who intend to stay plan any major renovations in the next five years. The University Square area seems to exhibit a bunker mentality aimlessly drifting. Evidence of indifference can be found in the low response (35%) to the survey. The area is at a critical juncture similar to that of downtown Des Moines 10 years ago.

FOREST-HARDING

Responses from Forest-Harding businesses were more encouraging. 75% completed the survey. Fewer than 10% plan to move in the next five years. More than half have made major repairs in the past five years. 13% plan major improvements in the next five, while 50% are still undecided.

Forest-Harding businesses are more receptive to the idea of cooperative revitalization. More than half would make business renovations if low interest-long term financing was available as part of a cooperative effort. By contrast, only one third of its University Square counterparts appear willing to take advantage of such a financing opportunity. Both areas agree that cooperative revitalization would do most to improve the area's security and community pride.

Forest-Harding businesses have been hit harder by vandalism and burglary in the past two years. More than half have suffered from both during that time. The University Square businesses have been saddled though with a much greater shoplifting problem.

The majority of responding businesses were generally satisfied with public services. They were most satisfied with fire protection and most dissatisfied with street conditions and lighting. Two thirds of both areas felt improvements were needed to streets and lighting.

CONCLUSIONS

There is a clear and pressing need to initiate a cooperative revitalization effort among businesses in the University Place neighborhood. The small business community has historically been an essential ingredient to the area's strength and vitality. Efforts to rebuild elegance and spirit in the residential areas cannot succeed without a corresponding effort among the businesses.

The nature of business revitalization envisioned could entail:

- * The formation of a non-profit neighborhood business development corporation;
- * The development of short-term and long-term revitalization blue-prints;
- * The publishing of a University Place Business Directory;
- * Negotiating the availability of low interest, long term financing; and
- * The marketing of the area to attract new and complementary businesses.

Neighborhood business revitalization can succeed. Combining the anchor points of the University Square district with the interest in the Forest-Harding district is the essential next step in this process. We plan to realize that step in the very near future.

*Sent with
July Minutes*

UNIVERSITY PLACE BUSINESS AREA

SUMMARY OF SURVEY RESULTS

July 1981

	<u>Forest/ Harding</u>	<u>University Square</u>
*SURVEY RESPONSES	38 (75%)	36 (35%)
*YEARS IN LOCATION:		
10 or more	42%	50%
5 to 10	11%	17%
Less Than 5	47%	33%
*PLANNING TO MOVE IN NEXT 5 YEARS:		
Yes	8%	22%
No	61%	50%
Undecided Or No Response	31%	28%
*IS DETERIORATION A PROBLEM:		
Yes	39%	39%
No	37%	33%
Undecided Or No Response	24%	28%
*MAJOR REPAIRS MADE IN THE PAST 5 YEARS:		
Yes	55%	33%
No	39%	64%
No Response	6%	3%
*MAJOR REPAIRS PLANNED IN THE NEXT 5 YEARS:		
Yes	13%	22%
No	37%	50%
Undecided Or No Response	50%	28%
*RENOVATION IF LOW-INTEREST LONG-TERM LOANS AVAILABLE IN NEXT 5 YEARS:		
Yes	53%	33%
No	29%	42%
Undecided or No Response	18%	25%
*COOPERATIVE REVITALIZATION EFFORTS WOULD INCREASE:		
Area's Security	87%	86%
Profits	76%	72%
Promotional Opportunities	66%	67%
Employment Opportunities	66%	69%
Available Financing	74%	58%
Community Pride	89%	78%

Summary of Survey Results:

*CRIME IN THE PAST TWO YEARS:

Vandalized	58%	39%
Burglarized	53%	42%
Shoplifting	11%	28%

*DISSATISFACTION WITH PUBLIC SERVICES:

Police Protection	39%	33%
Fire Protection	16%	8%
Streets	66%	58%
Lighting	66%	67%
Garbage Collection (Footnote-1)	16%	14%

*NEIGHBORHOOD SUPPORT OF BUSINESS:

10-35% of Trade	50%	36%
35-50% of Trade	8%	19%
50-65% of Trade	16%	16%
65-80% of Trade	13%	11%
80% or More of Trade	3%	11%

*BUILDING OCCUPANCY:

Rent	47%	47%
Own	47%	33%
No Response	6%	19%

Footnote-1: Commercial Garbage Collection is handled by private contractors.

DRAKE NEIGHBORHOOD ASSOCIATION
Board MEMBERSHIP LIST

Willis L. Cuning, President

X John Neubauer, Vice President 2511 Cottage Grove Ave.	Blind Munchies	255-9934
X Gladys Burkhead 1107 27th Street		255-6666
Gene Hiskey Hiskey Apartments, 2701 Cottage Grove Ave.		274-0434
Bob McClelland, Business Management First Christian Church 25th and University		255-2181
X Rod Rhoads Johnson's Clothing 2404 University		279-8262
Dr. Wayne Shoemaker Grace United Methodist, 37th & Cottage Grove		276-0013 255-2131
X Bill Crawford, Sr. V.P., First Federal State Bank 2401 University		277-6441
Ben Robbins Caldwell-Brien-Robbins Funeral Home 2100 University		243-0555
Mrs. Ginger Kuhl 3221 Mondamin		255-9406
X Mrs. Pauline Morrison 1054 35th Street		255-9584
Abraham Sommerville 2615 Cottage Grove Ave.		284-0693 255-5249
Stephanie Furstenau 2600 Kingman Blvd.		277-3124
X Faye Vilimek Vilimek Gift Shop 1229 25th Street		277-4826
Phil Weider Forker Pharmacy 2505 Forest		274-2597
Paul Johnson (non-member) Notify of meeting date.		3115
Virginia Peterson (do not notify)	255-2838	

TO SET UP BANK ROOM: BECKY STARLING
BILL CRAWFORD - 277-6441

SPECIAL MINUTES MAILING LIST

Wilbur C. Miller , President (President of Drake University)	210 Old Main	Drake University
Carl A. Kasten (Vice-president Business & Finance)	307 Old Main	Drake University
James W. Kolka (Vice-president Academic Administration)	202 Old Main	Drake University
Paul Johnson	307 Old Main	Drake University
Frank DeFazio (Director University Relations)	1166 27th %	Drake University
Don Adams (Vice-president Student Life)	320 Old Main	Drake University
Larry Molenburg (Drake Real Estate Dept.)	2600 Forest	Des Moines, Iowa
Joe Fagen (Iowa Coalition of Community Organizations)	2623 Forest	Des Moines 50311
Bill Knapp (Iowa Realty Corporate Headquarters)	3521 Beaver	Des Moines, Iowa

Eve Villard

Bob Rhodes

Duce Helman - Forest Ave. Center

Boyd Sly

Roger Munk - Associated Press

William Crawford

Tom Jovett - new life & center

Maudie Sator White - newspaper

Eugene Wiley

(New Names)

Report of Nominating Committee

Gloria Parkhurst

Pauline Morrison

Wayne Shensker - Chairman

1

The mailing list will be submitted to the membership for approval at the August meeting. Additional nominations can be submitted at that time.

Drake Neighborhood Association, Inc
Nominees for Board of Directors - July 15, 1981

John Neubauer, President *Exec. Comm.*

Wayne Shoemaker, Vice President *Exec. Comm.*

Robert McClelland, Treasurer *Exec. Comm.*

*Kathy Mullins, Secretary - *homemaker*

W. L. Cuning *Exec. Comm.*

Gladys Burkhead *Exec. Comm.,
Communications Comm., & Spec. Events Comm.*

Pauline Morrison

Faye Vilimek

Rod Rhoades - *Chair, Business Revitalization Comm.*

*Bruce Heilman - *Forest Ave. Dentists*

Recording Sec'y.

*Roger Munns - *Associated Press* *Exec. Comm.,
Special Events Comm.*

William Crawford -

*Tom Jewett *new Life Center*

*Maude Ester White - *homeowner*

Eugene Hiskey

* (New Nominees)

Report of Nominating Committee

Gladys Burkhead

Pauline Morrison

Wayne Shoemaker - *Chairman*

Exec. Comm. to handle Newsletter

Historical Comm.

Crime Prev.

Home Improv. < discount services >

Neighborhood Beautification

The nominee list will be submitted to the membership for approval at the August — potluck. Additional nominations can be submitted at that time.

Due meeting

DRAKE NEIGHBORHOOD ASSOCIATION

Board Meeting

2:00 pm

July 15, 1981

Present:

John Neubauer, Vice-president
Gladys Burkhead
Faye Vilimek
Wayne Shoemaker
Ellie Wittmaier (acting secretary)

Absent:

W.L. Cuning, President
Bob McClelland
Pauline Morrison
Rod Rhoades
Bill Crawford
Ben Robbins
Abraham Sommerville
Gene Hiskey
Stephanie Furstenau
Phil Weider
Ginger Kuhl

John Neubauer called the meeting to order and asked for committee reports. Gladys Burkhead reported that the next general membership meeting will be an ice cream social to be held on July 30th at Grace Methodist Church. It will begin at 7:00 pm. All members are invited to bring homemade pies, cakes, and candy. The proceeds will go to the Fallfest project.

Gladys also reported that the properties at 1160-1167 27th, 1160 26th, and 1160 28th, were not being mowed. She said that Drake owns these properties and should keep them up just like they do other parts of the campus. She also stated that when they were mowed, it wasn't a very good job. It looked as if "someone just went down the middle of the lot". She also stated that the shrubs stick out on the sidewalks and people have to walk out on the parking to avoid being pricked. She has called in several times but very little has been done.

Gladys also reported that the August meeting will be held at Ramsey Memorial. A tour will be given with a short summary of the various activities of the residents. There will be a meeting on September 29, at which time evaluations will be made of the Fallfest. The meeting in October will be held on the 29th.

Wayne Shoemaker submitted the nominations for the Board of Directors. (See attached page). This will be presented at the general membership meeting in August at which time any other nominations can be submitted.

John Neubauer asked permission to present the results of the business inventory to the media. Wayne Shoemaker expressed some concern about the possible negative connotations by anticipated future business persons. The summary will be re-written in a more positive light. All business persons who participated in the survey will receive a summary of the results.

John Neubauer said that he had spoken with some state officials about the fountain that now sets in front of the state Capitol. The statement was made that it may not be possible to restore it to its original condition. If this is so, it will be made available to the general public. Given our preservation orientation and if the fountain is irreparable, John has received a verbal agreement that it will be donated to the Drake Neighborhood Association to be placed in Drake Park. Wayne Shoemaker said a letter should be written in such a way that persons would know that we are not competing for the fountain but that we are offering an alternative in the event that it is not restored by the state.

John also announced that he had spent the last two days at a conference in Iowa City held by the Neighborhood Reinvestment Corporation. The meeting concerned the expansion of Neighborhood Housing Services, Inc. into our area. He said that this will provide property owners who normally do not qualify for conventional loans with long-term, low-interest loans to improve their properties. Neighborhood Housing Services also acts as a monitor and referral agent.

John presented some plans for the boundaries in which Neighborhood Housing Services will function. He suggested that we consider other neighborhood groups in our plans. He called the boundary plan an amoeba. "If we touch parts of other neighborhoods, possibly the revitalization effort will spread". He said that given the north-south freeway is nearly a reality, our neighborhood is a prime one for speculation. He said that by planning now, we can influence our own destiny.

Gladys Burkhead acknowledged a \$15.00 donation from Gene Hiskey. She said it was needed and appreciated.

John read a letter of donation for \$200 from an anonymous donor. The money was donated to help cover the expense of the tree plant that took place earlier in the spring. John asked the Board to consider directing the money towards a fund for flowering trees to be planted along Kingman. The Boulevard Mart has already started such a fund.

The meeting adjourned at 3:30.

DRAKE NEIGHBORHOOD ASSOCIATION

Nominees for Board of Directors - July 15, 1961

John Neubauer, President

Wayne Shoemaker, Vice-president

Robert McClelland, Treasurer

*Kathy Mullins - Homemaker

W.L. Cunning

Gladys Burkhead

Pauline Morrison

Faye Vilimek

Rod Rhoades

*Bruce Heilman - Forest Avenue Dentists

*Roger Munns - Associated Press

William Crawford

*Tom Jewett - New Life Center

*Maude Ester White - Homeowner

Eugene Hiskey

* (New Nominees)

Report of Nominating Committee

Wayne Shoemaker, Chairman

Gladys Burkhead

Pauline Morrison

The nominee list will be submitted to the membership for approval at the August potluck. Additional nominations can be submitted at that time.

DRAKE NEIGHBORHOOD ASSOCIATION
BOARD MEETING

AUGUST 19, 1981
2:00 PM

PRESENT:

John Neubauer, Vice-president
Gladys Burkhead
Faye Vilimek
Pauline Morrison
Wayne Shoemaker
Rod Rhoades
Bruce Heilman
Paul Johnson
Ellie Wittmaier (acting secretary)

ABSENT:

W.L.Cunning, President (vacation)
Bob McClelland
Bill Crawford
Ben Robbins
Abraham Sommerville
Gene Hiskey
Phil Weider
Stephanie Furstenau

John Neubauer called the meeting to order and asked that beginning in September, the Board meetings be held no longer than 2 hours (from 2:00-4:00). There must be more structure than there has been in the past.

John suggested that Dr. Wayne Shoemaker write a letter of gratitude to President Miller of Drake, for supporting Larry Cunning's role in the Drake Neighborhood Association efforts. Larry displayed strong leadership in organizing the Association in a fledging past two years. There has not been enough of this kind of support in the past.

John announced that he had received a letter regarding the restoration of the capitol fountain. In order to placate those persons who want the fountain restored, officials are searching the capitol grounds for an appropriate location for the new site. Some government officials feel that there is no appropriate place on the capitol grounds and that ours is the only reasonable proposal for the final placement of the fountain. Given the political timing of the project, next spring we will have to think about mobilizing resources to have the fountain moved to Drake Park. The funding of this project can be done in a quiet manner just like past funding of projects. "Projects such as these don't always require a lot of money," said John.

John stated that the historic research was nearly completed. He explained that 3 families have resided in the area for over 80 years; the Almonds, the Timmons, and the Throckmortons. After interviews with various residents in the community, the writing of the Historic book should begin in January. In order to generate funds for the publication of the book, home profiles with the date the house was constructed, the style of the structure, summaries of persons who have lived in the house, etc., will be sold to residents in scroll form.

Bruce Heilman asked how the boundaries of the D.N.A. were determined. John said that it was through research and that he would provide more detail later.

Gladys Burkhead announced the next Potluck would be held August 31 at Ramsey Memorial. Rev. Frazer Thomason will be giving a talk and act as an escort. There will be an election of officers and an update on the Fallfest. There will be information at the door. The time to meet is 6:30 p.m.

John also announced that the D.N.A. was entering a scrapbook in the Iowa Community Betterment (I.C.B.) contest, with board approval. The projects to be judged will be the historic research, the beautification (flower and tree planting), and the needs assessment/business inventory reports. Faye motioned that we submit the book. Gladys seconded. Carried. John explained the book would only be judged in case of a tie, that we would be judged on actual accomplishment, awareness, and citizen participation. There will be appendices of letters from various persons that will be a testimony of our efforts. The history of the association (included in the book) will also be a guide to new board members and to other outsiders who want to know more about our organization. Pauline Morrison asked how this tied in with the project "facelift" that I.C.B. was promoting. John explained that because of loss of funding and ultimately staff, that I.C.B.'s direction is on self-help community groups.

A Fallfest brochure was passed around. John said that there had been 2,000 copies printed. 400 were for our mailing list, 600 are for businesses and the others are to be distributed throughout the neighborhood. The cost to print these was \$200.00. John asked that the Board consider contributing \$100.00 to this project. The money will be taken from the membership account after the Fallfest (there will be a membership booth that day). Bruce Heilman asked if we shouldn't be prepared to pay the cost without regard to the funds generated in the future? Wayne Shoemaker made a motion the DNA contribute \$100.00 to the project. Rod Rhoades seconded. Carried.

John announced the First Federal State Bank's support in the business revitalization (project "Facelift") effort. Mr. Gustaveson was upset because the bank was not formally asked to join the effort. Deborah Boudreau came out and explained the financing. The bank is going to send letters to all businesses in the community pledging their support. The bank is going to hold a seminar explaining the "revit" program and all business persons will be invited to attend. The bank is setting aside funds for this purpose. The seminar will provide the opportunity for business persons to sit down and discuss project "facelift" seriously and do some long and short range planning. Rod Rhoads made mention that it would be an opportune time to "apply the poker while it's hot" and propose the formation of our own L.D.C. We need a commitment for each small business owner (\$100.00) to get this corporation goin . Pauline Morrison asked how this would draw new businesses into the area. "Wasn't this one of our goals in the beginning?" John responded by saying that with the union of the University Place and Forest-Harding business presons, we'll have the strength and momentum going to accomplish the objectives set forth in our priorities. John announced the support of the Chamber of Commerce. Scott Wilson of the Chamber will be part of the team of planners.

Pauline Morrison asked if the satellite businesses would be invited to participate in our "facelift" efforts? "Could they take advantage of these long-term, below market interest rates?" John said that all but the Uptown business would be invited. They have their own financing and planning system.

Rod Rhoades explained that the estimated 15% interest rate offered on a long-term period, would probably look good to most business persons. John suggested that a letter praising the bank's initiative be written with a proposal for the formation of a local development corporation. Rod Rhoades made a motion a letter of authorization be written, Faye seconded. Carried

Bruce Heilman suggested that before the Fallfest, a list of benefits offered by the DNA be made available. John said we need to rethink our strategies before a list can be completed.

John advised we keep our eyes on the Hiskey house at 27th & Cottage Grove. It is soon to be painted "painted lady" style.

Meeting adjourned at 3:30 p.m.

OFFICE OF THE POLK COUNTY ATTORNEY
MEMORANDUM

September 14, 1981

Date: Mr. John Neubauer, Chairman
Drake Neighborhood Association
2511 Cottage Grove Avenue
Des Moines, IA 50311

To:

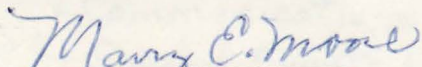
From: Mary E. Moore, Outreach Worker
Polk County Neighborhood Mediation Center

Re: Fall Fest September 19, 1981 at Drake Park

Per our telephone conversation. Thank you for providing a space for the Polk County Mediation Center to have a part in your celebration. We will have a display. We also will be passing out fliers and brochures on the Mediation Center.

We will be in attendance on September 19, 1981 at 12:00 noon at Drake Park.

Thanks.


Mary E. Moore
Mary E. Moore