

\*\*\* DRAKE NEIGHBORHOOD ASSOCIATION \*\*\*

MINUTES OF MEETING

Board Meeting  
Wednesday - 08 January 1986

**ATTENDANCE:**

Board Members Present:

Ron Anderson	Gladys Burkhead	Tony Cobb
Harriet Danielson	Leo Green	Dee Hanback
Roger Hewett	Vicky Malin	John Neubauer
Virginia Peterson	Becky Pregler	Jim Ryan
Roger Schoonover	Cindy Snell	Fay Vilimek

Board Members Absent: **NONE!**

Others Present: Mike Hanback

1. **Approval of Minutes:**

General Membership Meeting - October 1985 :: **APPROVED**  
Board Meeting - 13 November 1985 :: **APPROVED**  
Board Meeting - 12 December 1985 :: **APPROVED AS AMENDED --**  
Spelling of Roger Hewett's name.  
Becky Pregler should have been listed as absent.

2. **Correspondence:** None

3. **Treasurer's Report:**

a. **Year End Balances:**

Checking	2,123.09
Savings (C.D.'s)	4,007.80
Total	6,130.89

b. \$2,000 C.D. matures on 1/11/86 - Authorization for Vicky to make best deal for reinvestment. **APPROVED**

c. **1986 BUDGET:** Consideration of reduced budget requests as submitted by the Executive Committee (after checking with each Committee Chair). Committee Chair's understand that they can request additional funds at a later date, if necessary.  
**APPROVED AS RECOMMENDED - SEE ATTACHED**



4. **President's Report:**

- a. Review of concerns identified at the organizational meeting of the Association in August, 1979 - SEE ATTACHED
- b. Current concerns and ideas - SEE ATTACHED
- c. Board Committee assignments - SEE ATTACHED

5. **New Business:**

- a. John N.: Abandoned Dairy Center on University was evidently run into and now has broken and hanging glass - very unsafe. Suggest a letter be written to the City Council requesting that the building be torn down. **APPROVED**
- b. IRS Tax Exempt Status for the Association should be investigated.
- c. Re. Non-Profit Corporation Papers - They are filed yearly.

6. **Old Business:**

- a. 7-Eleven has made no additional progress in pursuing their change in location. Apparently they have dropped their plans for now.
- b. Elmwood Feasibility Study might not be needed. DRC may already have a developer on board (B. Guerlemain). (Ken Austin might be interested in forming limited partnership.)

7. **Committee and Task Force Reports:**

- a. Becky Pregler: She is part of the Corridor Task Force but has never been called regarding a meeting.
- b. John Neubauer: The Historic Task Force met before Christmas with State personnel. At that time, they received names of people who prepare Historic applications, etc. for a living. The task force is investigating. (Becky P. had mentioned that we have as an Association member a State employee who had expressed an interest in preparing the application for free.)

8. **NEXT MEETING:** Joint meeting of Board and all committees at Grace United Methodist Church on 5 February 1986 at 7:00 p.m. **APPROVED**

**NOTE: THIS MEETING DATE HAS BEEN CHANGED!!**

9. **ADJOURNED**



The first neighborhood meeting to deal with problems and concerns of the Drake Neighborhood was held in August of 1979 with about 50 people attending. Areas identified as causing concern among residents were:

SAFETY

Neighborhood Watch groups, Neighborhood Foot Patrol, Alley Lighting Program, Information to prevent rapes distributed door-to-door

ISOLATION

Newsletter, phone calls, potlucks, and other special events such as Fallfest, Ice Cream Socials, Christmas Open Houses, Halloween Party

UNATTRACTIVE YARDS AND PARKINGS

Planting of trees and daffodil beds (as well as other kinds of flowers) and spring clean-up times

DETERIORATION OF HOUSING

"From Keokuk On -- the History of the Cottage Grove Area", discount on paint, Neighborhood Walks, new Housing Com. to deal with absentee landlords.

DRAKE UNIVERSITY'S APPARENT LACK OF INTEREST & INVOLVEMENT IN COMMUNITY

Continued effort to bring people on board with what the association was trying to accomplish which has now culminated with the President & trustees being open to historic district and other efforts, the involvement of neighborhood representatives on the Drake Revitalization Committee and Task Forces. We share many of the same goals for the community. Signs -- Drake Relays & last fall.

MEMBERSHIP

Who will be interested and how do we get them involved?

The committees which formed to tackle the above concerns are:

BEAUTIFICATION

COMMUNICATION

HISTORIC

HOUSING (Focusing on absentee owners)

MEMBERSHIP

SPECIAL EVENTS

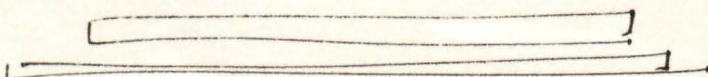
UNIVERSITY RELATIONS

Assignment of Board Members to committees.

Ask if Board would favor joint meeting with all committee members invited. February 5<sup>th</sup>, Grace UMC, 7:00 PM for Board and 7:30 for total group.

Dr. write letter

Sign up at Patheas  
Safety Com  
also





DRAKE NEIGHBORHOOD ASSOCIATION - Concerns identified at the August, 1979 meeting

Safety - people were concerned about crimes against persons and property.

Isolation - Neighbors they had known for years were moving out, and they were not certain they even wanted to meet their new neighbors who might have very different lifestyles.

Unkept yards and parkings - Many yards were not being mowed, shrubbery going untrimmed and junk (including old cars) was accumulating.

Deterioration of housing - Much of this problem was being caused by absentee landlords who were skimming off the profits and not repairing and maintaining the property.

Drake University's apparent lack of interest - Except for a very few persons who were on the staff at Drake, the University seemed unconcerned about what was happening to the community around it. As a major landlord in the area, the University was contributing to some of the deterioration of housing and not keeping lawns attractive.

How can we organize to improve conditions? As a result of the meeting, a group of interested persons formed a Board, set up by-laws and a committee structure that would begin to tackle problems and the membership begin to grow as the word spread.

NEW CONCERNS AND IDEAS RAISED AT THE JANUARY 8, 1986 BOARD MEETING

Safety - Establish more Neighborhood Watch groups -- city is cutting back on personnel to help. Some parents are concerned about animals running loose.

Housing - Do a survey of the status of housing in the area. (Roger Hewett's class might become involved).

Public Relations - Improve image of the area in these ways:

Develop a video tape showing houses and residents in the area to be used to show to realtors and other interested groups. Have a packet of materials (need to define what materials). A walking tour brochure depicting homes with historical significance and also outstanding yards and gardens.

Membership - Design new brochure for 1986. Also a logo for the association to be used on stationary and perhaps stickers for doors.

Adopt-a-House - Leo Green will write for ideas on the procedure. Roger talked about houses which might be condemned. Virginia was talking about houses which might be for sale. Several persons might want to form a corporation to buy, repair and re-sell homes preferably to owner occupants.

Other suggestions - Getting a Library in the area (might possibly fit into the plan for Elmwood School). A campaign to get rid of all non-working autos and other junk. Sunday afternoon band concerts in the park.



COMMITTEE ASSIGNMENTS

Beautification - Cindy Snell

Communication - Gladys Burkhead, John Neubauer, Harriet Danielson

Hictoric - Becky Pregler, Vicky Malin, Tony Cobb

Housing (rental properties - Roger Hewett, Ron Anderson, Roger Schoonover

Membership - Virginia Peterson

Special Events - Dee Hanbeck (Fallfest)

University Relations - Faye Vilimek, Jim Ryan, Dee Hanbeck & Roger Hewett

Other interests: Safety - Roger Schoonover and Leo Green  
Video tape - Diane Munns, Dee & Mike Hanbeck  
Working with Realtors - Cindy Snell  
Library - Vicky Malin



\*\*\* DRAKE NEIGHBORHOOD ASSOCIATION \*\*\*

MINUTES OF MEETING

Board Meeting  
Tuesday - 04 February 1986

**ATTENDANCE:**

Board Members Present:

Ron Anderson	Gladys Burkhead	Tony Cobb
Dee Hanback	Roger Hewett	Vicky Malin
Becky Pregler	Roger Schoonover	Cindy Snell
Fay Vilimek	Paul Johnson (Sub. for Jim Ryan)	

Board Members Absent:

Leo Green  
Harriet Danielson  
Virginia Peterson

Others Present:

Jim Grant, City Planning & Zoning  
William Ludwig, Environmental Design Group, Ltd.  
Gerard D. Neugent, Wimer, Hudson, Flynn & Neugent  
Bill Knapp, II, Iowa Realty  
Mike Hanback  
Peggy & Joe Jester  
Ed Vilimek  
Francis Vilimek

**1. Presentation Regarding Proposed University Place Development by:**

Architect Bill Ludwig  
Attorney Gerry Neugent  
Bill Knapp, Legal Counsel  
(with additional input from Jim Grant, City P&Z)

**A. Old Main Apartments Update:** (Between 23rd & 24th, North of University)

- Information on financing: Parties involved include Civic Center Court, Inc.; Drake University; Drake Development; Central Life Assurance Company - Guaranteed industrial revenue bonds. Created University/Civic Center Court Associates Limited Partnership.
- Estimated construction cost: \$5.0M.
- Zoning: Rezoned last fall to R4.



4. Architecture: Has some kind of historical significance (presence). Structures are very close to sidewalks. Four structures around center court which has deck and swimming pool -- lots of plantings in court and at street -- berm on carpenter side of parking lot -- same brick as on Old Main, similar window treatment -- some high arched windows.
  5. Construction start: Break ground around the first of April.
- B. **Drake Law Center**: Architect = Chic Herbert. Building will be 2-story, 10,000 GSF. Located at corner of 24th and University. There will be probably be some kind of plaza at the corner. Tight urban setting.
- C. **Drake University Inn**:
1. Location: South of the Drake Law Center on 24th. (Will share parking with the Law Center.)
  2. Architecture: Number of units - 52. Two-story, atrium entry with small lobby. Rooms and central courtyard with swimming pool and open garden. Rooms will be entered from courtyard. Style similar to that of Old Main. (Has expansion capability to the south.)
  3. Site: Drop-off located between shared parking lot (with Drake Law Center) on the north and building. Additional parking on the south. (South edge of property is almost 2/3 of the way to Drake Park.)
  4. Construction Cost and Financing: Approximately \$1 million. Loan through bond financing -- West Des Moines. \$600,000 equity, Drake as partner for land -- looking for investors (Bill Knapp is raising financing). Still acquiring partners -- The 24th Street Motel Partners Associates Limited. 1% equity interest -- Iowa Realty.
  5. Answers to questions from Board: No restaurant -- hoping it will be a catalyst for one in the neighborhood. It will be privately run and owned (not a franchise). Will be run primarily for the University.
- D. **Drake Court Apartments**:
1. Location: On 25th Street, just south of the First Christian Church parking lot.



2. Architecture/Site: 24 Units. (Similar to Old Main?) Enough parking for 1 1/2 cars per unit.

3. Financing: 25th Street Associates Limited Partnership.

Iowa Realty - 1% (General Partners)

Central Life Assurance - 33%

F. M. Hubbell - 33%

Employers Mutual Companies - 33%

Commitment from West Des Moines State Bank for financing.

4. Answers to Questions from Board: Who will live here? Market survey shows recent grads, young professionals, people who work at Drake, people who work downtown -- never intended to be for students.

**E. Planned Unit Development:**

1. This is a zoning classification where you can take a bigger area and design something as a whole unit (minimum of five acres). Allows designer some discretion in planning for area. Primarily set up for virgin land (undeveloped). Allows you to coordinate what you are doing with the area. Allows you to use several small lots and alleys in a general development. It requires public meetings before any construction. Development must be designed as presented to public, or developer does not get a building permit. Everybody within the Planned Unit Development contract zone has to agree to it. Time frame is part of the approval process. All items in the PUD must be designed at the start.

2. Other items for Board's consideration: Drake Neighborhood Association needs to decide in advance of what we want to happen south of the Drake University Inn, Irene's and Drake Court Apartments. We need to get a consensus of what should be done.

**F. Comment from Board**: When the 9-Point Plan for the revitalization of the Drake Neighborhood was adopted by the Drake Revitalization Committee, task forces were created. Task Force #2 was never consulted regarding these projects, which are obviously within its area.



**MOTION**

Moved that the Drake Neighborhood Association Board of Directors supports the rezoning needed for the Drake Court Apartments provided:

1. The developers agree to all architectural, landscaping and site considerations required by City Planning Director, Jim Grant.
2. The developers agree to respect the integrity of the proposed historic district by foregoing any new development within it requiring demolition for at least one year.

Moved by Schoonover, Seconded by Burkhead - 10 For, 1 Abstain - **PASSED**

**MOTION**

Moved that the Drake Neighborhood Association Board of Directors supports the creation of a Planned Unit Development around the University Square business area and supports the Drake University Inn as proposed within the Planned Unit Development. Moved by Cobb, Seconded by Snell - 10 For, 1 Abstain - **PASSED**

**MOTION**

Moved that the Drake Neighborhood Association Board of Directors supports that further development plans be first related to appropriate task forces assigned to the Drake Neighborhood Revitalization Strategy.

**2. Approval of Minutes:**

Board Meeting - 08 January 1986 :: **APPROVED**

**3. Correspondence:**

Invitation to Dinner at the Thoreau Center, Friday, 14 February 1986,  
6:00 p.m. - \$5/single, \$8/couple, \$2.50/child

Invitation to Valentine Ball sponsored by Sherman Hill Association,  
Saturday, 8 February 1986, 8:30 p.m. - \$15/Couple, \$8/Single

Letter from Des Moines City Manager, Cy Carney, re. demolition of  
Dairy Center.

Agenda - City P & Z - 01/30/86, 6:30 p.m.

Agenda - City P & Z - 02/06/86, 6:30 p.m.

Agenda - City Historic District Commission - 02/04/86, 7:00 p.m.

Agenda - City Council Meeting - 02/03/86, 5:30 p.m.

Sherman Hill Bulletin (newsletter), January 1986

State of Iowa 1986 Annual Report, Iowa Nonprofit Corporation. Must be  
filed by 03/31/86 (Hanback will do).



4. **Treasurer's Report:**

Balance on Hand - End of January 6,149.76

**APPROVED**

5. **President's Report:** Deferred

6. **Committee and Task Force Reports:**

- A. Task Force 4: Historic Task Force - Curt Paddock is talking with Barbara Long regarding historic application. She has worked with Sherman Hills. Budget of \$2,000.
- B. Task Force 1 - Task Force 3: No meetings.
- C. Some discussion on improvement of communication between developers and the association (task force-Board-membership). Planning strategy for zoning of other areas of entry corridor.
- D. Housing Committee: To meet 02/20/86.

7. **Old Business:** None.

8. **New Business:**

- A. Cindy Snell checked into stickers for houses.
- B. Becky Pregler is looking for chair for Community Relations Committee.

9. **Adjourned**



Historic Committee Minutes

Meeting of February 19, 1986

The February meeting of the DNA Historic Committee was held February 19 at the Grace United Methodist Church at a combined Board/Committees meeting. The following people were in attendance.

Marty Schmitt	Tony Schmitt	Chuck Montgomery	Tony Cobb
Ann Wright	Vicky Malin	Becky Pregler	

The reasons for this meeting were to get acquainted with the persons on other committees, the Board of Directors, and each other. The main objectives were to elect a chairperson, if one was needed, and to come up with ideas for at least three projects we would like to complete this year - one to be a new project- and then to give an idea of the month we'd like to complete the project so that it could be put onto a calendar of events type thing.

Over coffee and cookies, the group discussed the following proposals:

1. Make a start on our interviewing projects of long standing neighborhood residents.
2. Chatauqua festival -similar to old-fashioned revival meeting (Fall)
3. Tour of Houses under Restoration-Craftsmen to help
4. Flower Garden Tour (Spring)
5. Sell subscriptions to The Old House Journal
6. Develop a working relationship with other similar interest groups -Victorian Society, Old House Restoration Group, etc.
7. Review the idea for the "Neighborhood Garden Party" discussed earlier
8. "Neighborhood Christmas" tour

After being discussed in group sessions, each group presented their ideas back to the entire assembly. Response was good.

OTHER NOTES FROM MEETING: -

University Relations Committee-looking at a project to be done jointly with Historic Committee - A display to be set up at Drake University during Parents weekend to promote the neighborhood, it's activities, etc.. They also would like to combine the assistance of several committees to renovate or restore the old Drake President's Home at 27th and University.

Executive Committee-asking that all committees submit written minutes to the DNA office of ALL committee meetings so that the Board is aware of all committee activities and plans.

NEXT MEETING - MARCH 10, 1986 at the home of Ruth Trumbo



Peggy

IDEAS AND SUGGESTIONS FROM THE COMMITTEES FOLLOWING THE FEBRUARY 19, 1986  
JOINT MEETING WITH BOARD MEMBERS

BEAUTIFICATION - Cindy Snell and Gladys Burkhead were the only two persons there who had indicated an interest in this committee. Gladys did indicate that the group is committed to finishing the daffodil planting at Witmer Park this next fall. I talked with Cindy about the possibility of the Drake Neighborhood Association placing a plaque in the daffodil garden with appropriate information on it. Appropriate time would be this spring when they start to bloom.

COMMUNICATION - Elma Schuchert chairperson - This committee plans to

1. Check calling lists to see if persons who are now being called for meetings are still members.
2. Will ask members when calling if they would like to bring a friend.
3. Each caller would have their own table at the next potluck so they can get to know persons they call on the phone.

HISTORIC - Becky Pregler reported the group would like to sponsor the following activities.

1. Hold a chautauqua.
2. Host a tour of homes that are being renovated.
3. Have a tour of flower gardens.
4. Sell subscriptions to Old House Journal and other magazines of this type.
5. Interview on tape persons who have lived in this neighborhood for a long time.
6. Relate more to other groups such as Sherman Hill Association, Old House group, etc.

HOUSING - Roger Munns chairperson - Goals for this committee are

1. Concentrate on Twenty-seventh Street for a year (between University and Kingman) to improve appearance.  
Contact property owners who were not at the first meeting  
Complete plans for spring clean-up  
Work with city to get new curbs and gutters  
Help the Housing Dept. to get serious about inspections  
Find out more information about Drake's houses  
Gain ownership of some houses and restore  
Encourage people to become urban pioneers  
Get teenagers involved by asking them to design signs and/or a logo.  
Offer incentives to people who have already fixed up.  
Put pressure on people who have abandoned houses.

MEMBERSHIP - Mike Hanback - This committee made plans to

1. Publish the new directory by April (and possibly put updates in Newsletters each month).
2. Hold a membership renewal drive in the fall.
3. Promote networking -- asking members to talk to their neighbors about the Association and ask them to join.



SPECIAL EVENTS - No one was present who had signed up for this committee.

UNIVERSITY RELATIONS - Dee Hanback - This group will

1. Put up a large sign and small yard signs for the Drake Relays.
2. Have a Drake Neighborhood Association display for Parent's Weekend.
3. Put an ad in the Times Delphic to encourage students to join.
4. Publish Drake Fine Arts and Sports schedules in the Newsletter.
5. Consider asking Drake to participate in a join project to renovate the President's old home on the corner of 27th and University.

EXECUTIVE COMMITTEE - Some things this committee has agreed should happen.

1. Ask committees to have written minutes of their committee meetings and get a copy to the Board secretary.
2. Sponsor a logo contest.
3. Have a suggestion box at potlucks.
4. Develop a video about the Drake Neighborhood Association to use to improve image of the area. Could be shown to various groups and possibly by Drake University. Might be a joint project with Drake's media dept.



Historic Committee Minutes

Meeting of March 10, 1986

The March meeting of the DNA Historic Committee was held at the home of Ann Wright. The following people were in attendance

Marty Schmitt	Becky Pregler	Chuck Montgomery
Vicky Malin	Jacque Coulson	

Subject of this meeting was to pinpoint which of the ideas discussed at the February meeting would become projects for the Historic Committee this year.

Ann Wright reported that she had talked with Dave Craybill (sp) of the Franklin Library in regard to Oral History reporting. He gave several instances of Oral Histories being done in the Des Moines area and a list of those available from the Des Moines Library for use by the public. Some of his information sounded a bit detailed for our use, but something to consider nevertheless.

Jacque Coulson had discussed the oral history idea with someone from the Drake Commercial Journalism Dept. and they seem to be interested in helping.

After considerable discussion of this project, we decided to proceed slowly and seek some outside advise. To this end Chuck Montgomery will approach an acquaintance of his to see if they would be willing to address our committee to give us a better idea of just how to get started, what particular questions we might want to pinpoint, etc.

The other project which we intend to look into further is the selling of Old House Journal subscriptions. Vicky Malin will contact the Journal for detailed information and/or instructions.

The next meeting will be at the home of Ruth Trumbo, 3915 Cottage Grove on April 7, 1986 at 7 p.m.



\*\*\* DRAKE NEIGHBORHOOD ASSOCIATION \*\*\*

MINUTES OF MEETING

Board Meeting  
Wednesday - 12 March 1986

**ATTENDANCE:** (Numbers in parenthesis behind name indicate the number of meetings each Director has missed to date.)

Board Members Present:

Gladys Burkhead	Harriet Danielson (1)	Dee Hanback
Roger Hewett	Vicky Malin	John Neubauer
Virginia Peterson (1)	Becky Pregler	Jim Ryan
Roger Schoonover	Cindy Snell	Faye Vilimek

Board Members Absent:

Ron Anderson (1)  
Tony Cobb (1)  
Leo Green (2)

Others Present: Mike Hanback

1. **Approval of Minutes:**

Board Meeting - 04 February 1986 :: **APPROVED AS AMENDED** --  
John Neubauer should have been listed as present.  
Item No. 8.B. - BP looking for chair for NHS Community Relations Committee.

2. **Correspondence:** None

3. **Treasurer's Report:**

A. Balance on Hand - End of February 6,211.31

This balance includes a \$200 donation by Scott Jensen to be used for the Historic District application. Dee Hanback will send a "thank you" letter.

B. Telephone Service: Vicky checked with the telephone company to see what we could do to lower our bill. Some suggestions were: Monthly charges - \$2.75 for touch tone, 1.25 for extra listing. Budget Plan = \$26 per month for line and 5¢ for first minute of every call plus 1¢ each additional minute. Value Pack = \$30 per month, includes \$5 worth of local calls. Need to talk to Bruce H. Becky P has phone sh will donate. Faye will check with UPCC to see what they want to do and come back next month.



3. Treasurer's Report: (Cont.)

- C. Kinkos Bills: Need to make sure we know what all items are and which committees the charges should be assigned to.
- D. C.D.'s: #25231 - monthly renewable  
#24901 - Maturing 3/18/86 - Need decision whether to renew. Options available:

1 Month = 6.5%  
3 Months = 7%  
6 Months = 7.5%  
12 Months = 7.75%

Only gain .25% extra for renewing for 12 months - will renew for six months. Moved to approve by John Neubauer, seconded by Roger Hewett - **APPROVED**

4. **PRESIDENT'S REPORT:**

- A. Letter from George Flagg: Virginia Peterson gave summary of the letter -- stated that Phyllis Bailey picked up on newsletter article and wrote article for the neighbors section of the newspaper. Cindy Snell suggested we keep priority boards advised of what is going on in the association area. Moved to retain present boundaries - moved by John Neubauer, seconded by Roger Schoonover - **PASSED**. Virginia will write letter to George Flagg stating that we respect integrity of the Model Cities and Wayne Ford of Urban Dreams. Indicate we appreciate his belief in our abilities.
- B. Election of Vice President: By-laws do not say that the person who is elected as VP would be required to serve as President next year. Duties of VP - serve as President when Virginia is not available and serve on the executive committee (also, Past-Presidents should serve on the EXEC COMM.). Would anyone on the board like to serve as VP for the remainder of the year? Cindy Snell was nominated by Roger Schoonover, seconded by Vicky Malin - **PASSED**

5. **Committee and Task Force Reports:**

- A. Beautification: (Reported by Cindy Snell)
1. Community Betterment - need additional projects.
  2. Working on 27th Street with the Housing Committee.



5. A. Beautification: (Cont.)

3. Drake Park:

- a. What is happening with this project? Gladys Burkhead has been left some money by a former resident of the area. She would like to donate some of it (+/- \$1000) to this project, but won't until she knows the project is going to be done.
- b. Virginia Peterson has talked with Collette Barnett Hand (?) to see if she is willing to take on the project again. Collette cannot do it at this time, but will be willing to do it later.
- c. We need to start at the beginning again with this project. Meet with the people living around the park to see what they would like to see in there.

B. Communication:

Newsletter articles for March: (Reported by John Neubauer)

1. Youth employment forum
2. Election of Cindy Snell to Vice President
3. Alley lighting program
4. Roosevelt High School Band Garage Sale
5. Linda Bender has bricks from salvage available
6. Fallfest committee organization
7. Logo contest
8. 7-Eleven update

C. Historic: (Reported by Becky Pregler) See attached minutes.

1. Re. oral history: Roger Hewett suggested also contacting Ron Troyer, Sociologist, Head of Iowa Studies and Walt Huff, Urban History at Drake.
2. Re. sale of Old House Journal subscriptions: More info needed.

D. Housing: (Reported by Virginia Peterson)

1. Committee went through Drake-owned houses at 1158 and 1162 27th Street. Believe Drake is going to tear the houses down. Jon White thinks the houses are worth repairing. He has discussed them with Paul Johnson at Drake and indicated to Paul that it was not in the best interest of the neighborhood to tear the houses down. Paul would like to have something in writing on how we feel about this.



3. D. Housing: (Cont.)

2. Action taken: Bobby Morrow was called. Indicated to him that we don't know how we feel about this and, rather than sending letter now, we would like to have any action deferred until we have a chance to discuss this with Drake so we can get an understanding of what they want to do.

E. Membership: (Reported by Mike Hanback) No meeting to report. Currently working with Drake to get printout for directory.

F. Special Events:

1. FallFest: Dee Hanback will try to get people interested in this together to get ball rolling.
2. No other report.

G. University Relations: (Reported by Dee Hanback)

1. Relays activities: Large sign at Cottage Grove exit from freeway (same as last year) and yard signs (approx. 4"x12") with DRAKE printed vertically on them (hope to get 100 to 150 of these out in yards).
2. Request Board's permission to approach committee members to get their approval to change name and expand scope of committee to include all aspects of public relations. Moved by Gladys Burkhead, seconded by Jim Ryan - **PASSED**.
3. An adhoc PR committee has met. Original purpose was to discuss making a video. It was decided that a video was not feasible at this time due to cost, but a slide show probably is. However, first item to pursue should probably be the development of a brochure. (John Neubauer thinks we might already have the start of a slide show - he will check into it further.)

H. Task Force Reports: None



6. **Old Business:**

7-Eleven Update: (Reported by John Neubauer)

A. Jerry Grass contacted John, asking to work together on this. His proposal:

1. They are willing to discuss this further with the owner of their current property (Whitehead). If they can get a reasonable offer from him, they will purchase that property and the lot behind it. They will build new store on lot behind existing store, then tear down existing store. Also, although materials have already been purchased for the store itself, they will work with Planning and Zoning on the site.
2. In return, we would support rezoning of property behind current store from R-3 to C-2. Also, we would agree to see that buyers are found for the five properties they have already purchased on University and 22nd Streets. We would have three weeks to produce letters of credit for this purchase after notification that this is the course they are following. In addition to rezoning, we would agree to support their request for property tax abatement. Finally, should their negotiations with Whitehead not work out or we fail to produce letters of credit, and they have to continue with their current plans, we would agree to support their current rezoning and property tax abatement requests.

B. Board's comments and response:

1. Regarding letters of credit for purchase of properties: John is working with a property owner who lives across the street from these properties that might be willing to purchase one of the houses, Neighborhood Housing Services and financial institutions to come up with the letters of credit. The Drake Neighborhood Association would not be responsible for the purchase of these houses.
2. Not being privy to their negotiations with Whitehead, we would have no way of knowing if Contemporary Industries is acting in good faith or not. Therefore, we would not be willing to support their current rezoning and property tax abatement requests if they decide the purchase of their current store is not feasible. However, we would be willing to support these requests at their present location. Also, we would make an effort to assist them in negotiating the purchase of the property north of their present store. If we failed to produce the required letters of credit, however, we would be willing to withdraw our opposition to the rezoning currently under consideration.



6. 7-Eleven Update: (Cont.)

- B. 3. John wrote and read a letter to Jerry Grass, incorporating the above comments - See attached letter. Letter was entered as a motion by Jim Ryan, seconded by Vicky Malin - **PASSED**

7. **New Business:**

- A. Board representative is needed on the Des Moines Housing Council.
- B. Cindy Snell is checking into getting non-profit, tax exempt status for the Association.

8. **Adjourned**



VOLUNTEER BOARDS OF DIRECTORS - from workshop on Volunteerism- 4/9/86

Boards are the key for making an organization work. They are responsible for setting the tone of quality, setting goals and gaining acceptance in the Community. They must take into account the changing nature of the community, determine if the objectives of the organization are being carried out, and identify strengths and weaknesses of the program.

Boards and members need to have an overview of the entire organization and program, so people need to be informed by newsletters, brochures, person-to-person contacts, and the media.

The Board and the organization needs to be willing to develop and grow. There is no room to say, "We've never done that before" because new ideas are important. On the other hand there is an old saying, "Do not fix things that are not broken". So, if you have a program that is going well -- keep it.

The Board needs to set the tone for program. This is done by Board members being a liaison between the Board and other volunteers. Be interested in what each person contributes to the organization, let them know their work is important and appreciated. (Important that each Board member be involved in 27th St. cleanup the morning of April 19).

Board members need to have a serious commitment and give time and energy to the organization. All volunteers stay because it is a learning experience and rewarding to the individual.

There has been a complete revolution in the recruitment of volunteers within the last ten years because of the traditional "homemaker" joining the work force. It is estimated that there are one-half million persons 60 and up who are retired and are potential volunteers. In addition, there are a growing number of professional people who need a change of pace and volunteer in a field completely different from their job.



\*\*\* DRAKE NEIGHBORHOOD ASSOCIATION \*\*\*

AGENDA

Board Meeting  
Wednesday - 09 April 1986 at 7:00 p.m.  
First Christian Church  
25th and University

Roll Call

1. Approval of Minutes:

Board Meeting - 12 March 1986

2. Correspondence

3. Treasurer's Report

4. President's Report

5. Committee and Task Force Reports

Beautification - Trees

Communication

Historic

Housing - Clean Up

Membership - Directory

Special Events

University Relations - Relays

Executive Committee - *5 drawer file cabinet*

Task Forces

6. Old Business

7-Eleven Update

7. New Business

8. Adjourn



MINUTES OF MEETING

Board Meeting  
Wednesday - 09 April 1986

ATTENDANCE: (Numbers in parenthesis behind name indicate the number of meetings each Director has missed to date.)

Board Members Present:

Ron Anderson (1)	Gladys Burkhead	Tony Cobb (1)
Harriet Danielson (1)	Leo Green (2)	Dee Hanback
Vicky Malin	Virginia Peterson (1)	Becky Pregler
Roger Schoonover	Cindy Snell	Faye Vilimek

Board Members Absent:

Roger Hewett (1)  
John Neubauer (1)  
Jim Ryan (1)

Others Present: Mike Hanback

Roger Munns

1. Approval of Minutes:

Board Meeting - 12 March 1986 :: APPROVED

2. Correspondence:

A. Agenda for Des Moines City Council Meeting, 07 April 1986

B. Agenda for Zoning Board of Adjustment Meeting, 15 April 1986

ITEM OF INTEREST: Des Moines Baptist Church  
950 35th Street

Request for exception to minimum front yard setback for parking lot.

C. Letter from Anna Smith, Des Moines Renovation Company - they have purchased three houses north of the freeway on 22nd Street, east side (yellow and two others); they will be downgrading the number of units in the process of remodeling.

ACTION BY BOARD: Moved to send them a letter, thanking them for keeping us informed and stress our concerns regarding owner-occupancy. Moved by Faye Vilimek, seconded by Harriet Danielson - PASSED. Dee will write letter.

3. Treasurer's Report:

A. Balance on Hand - End of March \$6,367.53

Added income for month: \$95.00 for membership dues and \$106.08 from Vilimeks for Historic Book sales.



3. Treasurer's Report: (Cont.)

- B. C.D. Renewals: Renewal rates changed between the time they were requested and the Board's approval of renewal. New renewal rates:

1 Month = 6.25%  
6 Months = 7.25%

4. President's Report:

- A. Copies of articles to be printed in this month's newsletter needs to be to John Neubauer by Friday morning. Articles for April:

Clean-up on 27th Street - 19 April  
Wittmer Park daffodils

- B. Virginia attended a meeting on volunteerism, part of which dealt with Boards of Directors. Some items she wanted to share with us:

1. Boards are the key for making the organization work.
2. Boards are responsible for setting down of goals and for the organization gaining acceptance in the community.
3. Boards need to have an overview of the entire organization and program -- persons on the board need to be kept informed.
4. Boards need to be willing to develop, grow and change. However, if they have a program that is working, stick with it.
5. Boards set the tone for the organization's programs.
6. Boards need to show appreciation for the work done by others in the organization (DNA BOARD MEMBERS SHOULD MAKE A POINT IN BEING INVOLVED IN THE @&TH STREET CLEAN-UP ON THE 19TH OF APRIL!).
7. Board members need to show a serious commitment to the goals of the organization.

5. Committee and Task Force Reports:

- A. Beautification: (Reported by Cindy Snell)

1. Toni Hayes will work on some of the projects for the committee.
2. Landscaping project: Trying to get three properties on 27th Street (where two houses are being torn down and a vacant lot) landscaped so they are more attractive.



5. A. Beautification: (Cont.)

3. TREES: Want to purchase 500 nursery pine trees from the State's Forrestry Service. Plant 100 in an enclosed fence (on vacant lots on 27th Street?) for neighborhood use in a few years, and give out other 400 during the Drake Relays Parade. Plan to bag the trees (should be approx. 4" tall) and through them out during the parade from a pickup. Bags would include a paper saying something like "The Drake Neighborhood Is Growing". Cost of project: \$45 for the trees and \$5 for bags. Hope to get Knapp to sponsor the banner for the pickup. Gladys Burkhead said the \$50 could come from the Beautifications \$200 daffodil budget. Moved to approve the \$50 expenditure and the Relays parade entry - moved by Gladys Burkhead, seconded by Roger Schoonover - PASSED.
4. Flower Bed at Drake Park: This was started by the Association but has never been kept up. Something should be done about this this year.

B. Communication: No Report

C. Historic: (Reported by Vicky Malin)

1. Last meeting was held basically to decide when to have next meeting. They decided to not have a chairperson per se, but to share the duties.
2. Old House Journal: Have decided to go on ahead with the subscription sales. Subscriptions will cost \$14. They have to turn in subscriptions in groups of 12. Of the \$14 subscription rate, the Association keeps \$7. They would like to have an article about the magazine in the newsletter with an order form. Will have subscriptions sent to the office. Usual subscription rate is \$18 per year. Magazine issued 10 times per year. They will provide us up to 100 promotional copies of the magazine. The magazine is a "How To" book. When the Association sells its first 12 subscriptions, we are automatically entered into their grant program. They give out six \$1000 grants a year; the organization that sells the most subscriptions automatically gets the first \$1000 grant. The other five are drawn from all entries.

D. Housing: (Reported by Roger Munns)

1. They will be having a painting project that will be sort of like a barn-raising. Going to paint the Mills house. Mr. Mills has applied for Operation Paintbrush from Woodland-Willkie. His son has told him he will pay any additional monies needed. Project will take place in late May or June. Roger Schoonover is acting



5. D. Housing: (Cont.)

1. (Cont.) as "contractor" for this project. The porch will more than likely need some rebuilding - mainly new supports for the roof. Don't know how they are going to get that done yet, but will try.
2. They hope to make the best of Drake's decision to tear down their two houses and keep the two lots. They hope to be able to landscape creating a minimum maintenance area that is pleasant to be around.
3. They are constantly on the lookout to change ownership on 27th Street around. Some of the houses will always be owned by absentee landlords, but they are trying to turn a few of them around. Tom Beatty, volunteer real estate man, has recruited a young man who is willing to purchase 2625 Cottage Grove. On another house right across the street, they are trying to get the lady who lives there to purchase it.
4. Curbs and gutter project: The city has essentially said "Do something, then come to us -- we'll see what we can do then".
5. Roger has approached this from a "campaign" view -- do as much as can be done in one year (then turn it over to someone else?).
6. Clean Up - 19 April: Flyers will be sent out. Virginia Peterson has a neighbor who has a truck that they will provide (with driver?) for our use for a \$25 fee to cover the dumping charge.
7. Other projects: Advertising project - collect people who live on 27th Street - take a picture that will make people smile, then put together a poster or something saying "We Have Got The Neighbors". Perhaps an add in the Skywalker -  $\frac{1}{4}$  page ad costs \$220. Also, contact Chuck Offenberger about our "Paint Party", maybe invite him to come, and see if he will do an article about it.
8. Roger Schoonover will call the Carpenter's local to see if he can get them to volunteer labor to get Mr. Mills' porch fixed.
9. MOTION: To provide the \$25 for the truck - moved by Dee Hanback, seconded by Roger Schoonover - PASSED.

E. Membership: (Reported by Mike Hanback)

Reported on the directory and what it will look like. The committee will collate once the printing is done. Planning on mailing the directories to members (will cost the same as the newsletter mailings).



5. F. Special Events: No report.

G. University Relations: (Reported by Dee Hanback)

1. The yard signs which we had originally planned on having printed will now be the cardboard Drake Bulldogs, which have been donated by the Drake Alumni Office. We will need to spend \$12 to \$15 for stakes and staples. The rest of the \$150 budgeted for this item will not be needed for yard signs.
2. Trying to get permission to put the big sign back up at the Cottage Grove interchange (where it was last year), but may not be able to. The person responsible for that land, and the one who gave us permission last year, is on vacation. The person standing in for him is hesitant to give us permission. We may have to find an alternate location.

H. Executive Committee: (Reported by Dee Hanback)

1. A file cabinet has been purchased for the Association office - sponsored by Virginia Peterson, Faye Vilimek, Mike and Dee Hanback, and the University Place Commerce Company. Dee will be in the office Saturday to start organizing it. Anyone wanting to clean Association items out of their homes should drop them by then. Also, anyone wanting to help will not be turned away.
2. A member of the Association took it upon themselves to "clean up" the Association office and offered to answer the telephone on a part-time basis (one day a week). The Board determined that it is not necessary to have someone in the office to answer the phone when we have an answering machine to do it for us. Also, getting the messages from the machine is the responsibility of the Association Secretary. The office itself is the responsibility of the Executive Committee. While others in the Association may need to use the office to take care of their responsibilities to the Association, the organization of the office should be left solely to the Executive Committee or its designees. In the future, anyone wishing to volunteer their services in the office should check with the Executive Committee (President, Vice President, Treasurer, Secretary and Past-President) before starting the work.

6. Old Business:

7-Eleven Update: 7-Eleven's rezoning request was approved by the Planning and Zoning Commission without any restrictions. It must now be approved by the City Council. John Neubauer would like to work with Ric Jorgenson to try to get stipulations put in that 7-Eleven would adapt their site design so that it will blend better with the area. Moved by Tony Cobb, seconded by Faye Vilimek - PASSED.



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7. New Business: The Woodland-Willkie Neighborhood Priority Board is in process of planning a permanent flower garden at the Cottage Grove interchange. Anyone interested in helping with the project should contact Dee Hanback.
  
8. Adjourned