



**Board of Directors Meeting  
 Tuesday, October 10th, 2013  
 7:00 p.m. to 9:00 p.m.  
 St. Catherine's of Sienna**

Board Members Present (X); term expires as noted					
X	Dean Blum (12/31/14)		Nancy Gooding (12/31/2014)	X	David Courard-Hauri (12/31/13)
X	Liz Albright-Battles (12/31/14)		Bethany Wilcoxon (12/31/14)	X	Deric Gourd (12/31/14)
X	Kristina Johnson (12/31/14)	X	Scott Johnson (12/31/13)	X	Erica Luna (12/31/13)
	Eldon McAfee (12/31/13)	X	Eddie Robinson (12/31/13)	X	Jen Sayers (12/31/13)
X	Sean Haire (12/31/2014)	X	Kevin Venhaus (12/31/14)		Chris Reindl (NBSD)
X	Mark McKinney (NBSD)			X	Renee Sedlacek (Drake)

**Introductions (5 Min.) Guests: Bill Cappuccio, Dianne Greenwood, Mark Snyder, Mike Fallesen, Guy Leman, Emily Grimm**

**Consent Agenda (5 Min.)**

- Approval of Minutes. Minutes pass (Kevin moved, Jen seconded)
- Monthly Financials. We are starting to get dues from PayPal (2 people). The telephone has been disconnected.

**Reports (15 Min.)**

- NBSD. 1065 21<sup>st</sup> had shooting. Bill and Mark are working to get in touch with Scott Cooper (building owner) to find out what happened. It is not clear who the intended victim was. There have been people selling drugs on Drake campus who got caught on cameras (not Drake students). He recovered four bicycles and is looking for their owners. Jen pointed out that the Des Moines bicycle exchange has a page where you can put pictures of your bike and serial number.
- Drake University. Renee Sedlacek. DM Move seemed to go off nicely. Renee met with Tim and Carl (from the Bike Collective), and they are excited to do something next year. Drake University is on board. Mars Cafe is interested in working on Dog Town branding. Scott suggested that maybe something that would be cool would be to have an event like Dog Fest during Drake Relays weekend. Deric brought up that in the past there had been a move to having a cultural district from MLK all the way up past 31<sup>st</sup>; there is also a Streetscape plan currently gathering dust. Perhaps that might be a way to create some branding. Jen would be interested in helping to work on these issues. The Dowling/Valley game created pretty significant parking issues. Renee asked what she

should bring to the meetings. Deric suggested: big events, whenever the University is making a move to change buildings, and so on.

## Old Business

**Website Upgrade.** Dean asked whether there would be a way to get people on who don't have e-mail in the database, Erica said she thought so. Erica moved and Kristina seconded approval of the proposal for the website. Motion passed.

**Free Flix "Donation."** Parks and Rec isn't really invoicing for films anymore. Parks and Rec asked if we'd like to donate something, send them a check. Erica moved to pay them what we paid last year. Liz seconded. Motion passed.

## New Business

None

## Adjourn Business Meeting

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7:30 p.m.

### Board Presentations

- Mike Fallasen. 3201 Forest Ave. He brought a couple of drawings to get input. Seldon Company is working with Nelson Construction to acquire the ground. 30 1-bedroom units and 18 2-bedroom units. It's in an enterprise zone, and so they are required to meet with the DNA and get input. There are 4 parcels that make up the site, all are zoned commercial. 1 bedrooms are about 675 sq. feet; 2 bedrooms are about 930. This property *can* provide housing to married students provided that one of them is not a student. They estimate the total project cost will be about \$7 million. 70% of the cost will be funded by tax credit equity. All 48 units will fall under 60% of median income. \$30,600/year would qualify for one-person units. This is "affordable housing" but it's "workforce housing." This would encompass the two commercial buildings and the house to the northwest on 33<sup>rd</sup>. The plan he showed included some new landscaping. Deric asked about oak trees that would be cleared; they'd replace with young trees. There will not be retail space on the ground floor. Seldon Company will manage it. There will be a property manager on site on a regular basis. Dianne Greenwood asked what are they counting on for parking. He said 68 parking places (1.5 per site). She also asked about green space, which is also a concern of the people in the neighborhood. She wanted to know if they needed a waiver to put that many units in that space, and Deric said no. She suggested a meeting that people in the 4-block area are invited to, because that did not happen last time. Kristina said that these are about 150 sq ft larger than apartments she manages, and many of those 1-bedrooms have two people in them. They will have security cameras and so on. Dianne wondered about garbage trucks.

Deric asked about commercial space/mixed use. Mike said that it is quite difficult with the tax credit program. The City never did a traffic study because they don't have money for that. Scott asked Kristina whether there is a need for units like this. She said that the Drake Neighborhood has the lowest vacancy rate in the city. Rents for the 1-bedroom would be \$604 and \$719 for the 2-bedroom. This will be more or less hold until they learn if they will be able to get the tax credits. There's a 3-1 demand for these tax credits. Mark suggested that there may not even be a real reason to rush the conversation. There may be a way to do commercial with new market tax credits. Deric argued that we needed to maintain the historic character of the neighborhood. DNA has not created an overlay district. Mike was hoping that we could let him know about our architectural preferences. Deric also suggested that perhaps we could save some of the oaks if possible.

Next steps: Deric will work with Dianne and Mark about setting up a meeting. Dianne will get info out to people.

### Sub-Committee Discussions

- 2121 University Update. The people in the house across the street were complaining about the police traffic and there were really high trips to that area. Some of that was from people inside the building. Their liquor license was up for renewal. There is an agreement that there will be security cameras, postings, and so on. We'll be starting with that agreement with the hope that we can get the owners of nearby buildings and houses to be on the lookout. The liquor license will be renewed, because we're in a fairly difficult bargaining position, so this agreement may be the best we can do. One of the things that the agreement did was keep them from selling the synthetic marijuana-type products that they used to. If we have an agreement and they go back on their word, then we have the ability to get the license revoked. Deric thinks that we really need to get everyone in the area together so that people can't claim "those people are with the business next door" and so on. These agreements have to be renewed every year.
- Marketing. There was a meeting last night, and they have a plan for the business memberships. Once those are finalized they'll be in the marketing minutes for us to take a look at. There will be four very basic levels.
- Des Moines Move was really successful, especially considering the late notice for advertising.
- First Christian Church would like to do a public art project on south wall of the building. This will be dependent upon a grant that will be matched by the First Christian foundation. It would be a depiction of the neighborhood past, present, and future.
- IMT Marathon is looking for volunteers.
- Polk County Health Department would like to work with us to set up a calendar that neighborhood members would check regularly where they could put upcoming health events. People were supportive.
- Polk County Court House bond.
- Fire Marshall: there is a listing of houses without smoke alarms. They would like volunteers from the neighborhood to help install smoke alarms.
- We will be nominating Mark Snyder for the DNA slate to replace Erica.

Adjourned 9:10