



**Board of Directors Meeting**  
**Wednesday, July 10, 2013**  
**7:00 p.m. to 9:00 p.m.**  
**Holiday Inn Express**  
**1140 24TH STREET DES MOINES, IOWA 50311**  
**Conference Room**  
**Hotel Front Desk: 515-255-4000**

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

**Introductions (5 Min.)**. Guests: Bill LaHay, Russ Frazier, Mary Neiderbach, Mark Schneider, Diane Greenwood

**Consent Agenda (5 Min.)**

- Approval of Minutes. Dean moves, Jen seconds, minutes pass.
- Monthly Financials. A report of the financials was given. The garden tour netted about \$300.

**Reports (15 Min.)**

- NBSD. Sgt. Wallace: Not too much going on except for the shooting/home invasion. Other than that, no major issues. Sgt. Wallace says that he will probably be replaced in about 5 or 6 weeks, but thinks we'll be happy with the replacement. Erica brought up graffiti on 35<sup>th</sup> and Cottage Grove, Sgt. Wallace said he'd look into it. Chris Reindl introduced himself as the new inspector. He said that he's been doing about 4-5 proactives per day on junk and debris. Within a month he'll be full-time. Call on his cell phone—he's around much of the day, but not always in the office. He'll do what it takes to keep the neighborhood clean. He asked about garage sale signs, and there was a fair amount of debate. We decided to put it on the agenda for the August meeting, because it didn't seem that we were going to come to a consensus quickly.
- Parks. With Teva gone, we will be getting a new representative, but we don't know yet.

- Drake University. No representative, but Dave says that Drake is working on that and should soon have a representative again.

## Old Business

## New Business

1. National Night Out (Action Item?) Eldon: \$300 same as last year) for NNO to purchase burgers, hot dogs, and such. Eldon moved, Scott seconded. Motion passed.

## Adjourn Business Meeting

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7:30 p.m.

## Board Presentations

- Russ Frazier (ANAWIM) – 1406 21<sup>st</sup> Street. This is the property behind Forest Mart. The City would like to sell it to Anawim now that they have cleared the condemned home. Anawim sees this as a matter of land control. They have a serious issue with the Drake Market and Forest Mart because there is a lot of lingering and crime activity around those businesses. They have reached out to the land owner to purchase the property, but without much success. Anawim is interested in acquiring the land on the corner of Forest and 21<sup>st</sup> so that they can combine this into a developable parcel to clean things up. Russ said that Anawim wants to continue to be a partner with the DNA and make that area into a more attractive site. Jen wondered if they've been working with NBSD to pressure the owners, and Russ said he had been. The problem he says is that they've created a destination for people to be loitering at all hours of the day. They don't sell liquor anymore at this point, as far as he knows. Loitering just leads to general troublemaking. There seems to potentially be drug sales going on there as well, according to a guest. There was no action required at this time, Russ just wanted to share information about what's going on with the lot.
- Bill LaHay/ Mary Neiderbach – Tax Sale Property. Mary came to the quarterly meeting talking about low income housing tax credits, and tonight she wanted to tell us about tax sale certificates as well as get some feedback from the DNA. Tax sale certificates are very complicated. Every year if you don't pay your taxes, there is a tax sale certificate auction. If a person buys the certificate, the owner can either pay them the back taxes (plus 24%) for the certificate, or the owner of the certificate can eventually take control of the property (if the taxes do not get paid). There are some properties that get abandoned (according to state law, 446.19a). In this case, cities can step in and get the tax sale certificate (they still have to pay). If you buy a certificate at an auction, you have to wait 21 months and then there's other stuff going on, so it becomes a 2-3 year process, whereas the city can take possession in about 180 days if they want to move quickly. Bill called about a property where the tax sale certificate was sold. There are two other properties in the neighborhood where the city owns the certificate (this is not the same as owning the properties themselves) that Mary wanted to talk about as well. The first property (that Bill called about) is 1332 41<sup>st</sup> St. For the city to be involved, the DNA would ask the city to obtain the tax sale certificate. For the city to come in and ask for the certificate, the building has to be abandoned, which means that it has to be residentially zoned and be a potential public nuisance. Ed never declared it a public nuisance, but Mary suggested that it was at least in danger of becoming a public nuisance, which is probably enough (city lawyers would have to look at it). Mary said that she thinks it's likely that the owner will pay the taxes, as this has happened to him in the past. Bill said that the house has been vacant since December of 2004 or 2005. The owner (Geraldine Jennett) died and the house passed to her son Paul. At the time, the house was in acceptable condition. The taxes went delinquent once before and he paid them. At this point, his residence on Ingersoll has gone delinquent as well, and the city has not been able to contact him. Bill said that the block used to be a problematic one, but has come a long way. This is the only real problematic property left. At this point, there is serious neglect with the home. Mary said that the city never wants to own a property. What the city would do is buy the tax certificate, send out an RFP for rehabbing the property and get proposals. After a process of notification, the rehabber then takes ownership. Anywhere along the line until the rehabber takes ownership, the owner can pay the taxes and retake ownership. In the case of 1332 41<sup>st</sup> St., the house is in very poor shape but has never been remodeled, so

it still has the original clapboard siding and so on. Bill's interest would be to rehab the home to keep the historical elements so it improves home values in the area. Overall, Mary was asking the Board about three properties.

Another property is at 1520 32<sup>nd</sup> St. On this one the city has owned the certificate since 2011. Mary would send out notifications on all of the properties at the same time. This home is vacant but could be rehabbed. The last is 1161 22<sup>nd</sup> St. There was a potential owner who wanted to buy the property but keep it as a 5-plex, but the DNA argued against it. On this property, the city has the 2011 and 2012 tax sale certificates, but someone else owns the 2010 certificate. The owner of the 2010 certificates is in the process of redeeming theirs, but Mary doesn't think that it will be worth it for them to take possession. Deric spoke in favor of the city moving on this one, as this has come up before. The property is in fairly poor condition. Mary does not feel that the city could include "owner-occupied" in the RFP because she doesn't think anyone would purchase it. It could be turned into a single-family home or duplex, but it would then be rented. If it were rented, it might support a lot of people in the home, which could lead to a fair amount of density even though you couldn't legally rent to more than 4 unrelated adults.

The Board felt that we should move on the first two and require that they become owner-occupied in the RFP. On the third one, the Board agreed that the city should proceed without requiring that it be owner-occupied. Deric will send a letter from the DNA stating its wishes to be sent to the city.

### Sub-Committee Discussions

- Historic Nominations. Erica: At their December meeting, Erica said that she would take on some historic nominations. She's met with a number of people and has information to move it forward, but needs someone to team up with her to put it into an actual nomination. They want to just get one nomination done by the end of the year, probably Forestdale. Deric said he would help.
- Snow Route Changes. Deric: Public Works gave most of the Drake Neighborhood an exemption, but would really like to have the no-parking on the street rule in as much of the region as possible. The city would like to remove odd-even parking in all of the neighborhood except south of University and east of 31<sup>st</sup>. We decided that this will be the subject of a quarterly meeting.
- Archives Grant. Erica: We did not get the grant, but she has a meeting with the partners on the grant to submit another grant instead. If that doesn't work, she'd like us to put a little money into containers and such to make this work.
- Kingman Mowing. Erica: There was a comment about the boulevards not being mowed. Then they got mowed but the cakes of grass just got left there. She was wondering whether there was something that could be done about that. We decided to speak with the Parks liaison, but in the meantime people could call the city.
- Marketing. The meeting is the Tuesday night before the Wednesday board meeting. They decided 1) to do a quarterly newsletter. They want one type of article from each board member by August 15<sup>th</sup>. The problem with the newsletter is that Scott and Kristina can't continually come up with content. They'd also like a President's letter for each issue. 2) Starting next year, we are going to have a membership-only event, and then later on in the year we'll have a 35-year celebration. 3) If we have any ideas about what we'd like in a new members packet, then we should get in touch with them. Erica has been posting a lot more stuff on Facebook, and this has really helped get the word out. In general, she'd like everyone on facebook to do a few things:
  - Like the page
  - Like or share the posts
  - Request friends to like the page

Also, feel free to post things there as well. We all have admin privileges, so if you see something cool snap a picture and post it. Anytime we hear of an event, get it on the calendar!

- Membership Database. Erica: She has met with the database developer, working on issues like having people log on who don't have e-mails. What needs to happen is that the 300 entries need to be double-checked. She was hoping that she could farm out 20 entries per board member to go through and clean up. Deric wondered if we needed a special session to have a walkthrough on how to edit the pages.

- 1000 24<sup>th</sup> Street. After a very long meeting, this passed and everyone agreed that it was sub-optimal, and it wasn't the city recommendation. Dean said Deric did a wonderful job at the meeting. Thanks, Deric! Things came down to even the city staff not being sure that their recommendation was correct, and so in the end they approved the building to have 19 units along with a series of exemptions. This may not have been ideal, but most felt it was better than it remaining vacant.

### **Announcements**

For the next Board meeting, people who are interested in learning how to update the web page should come to the meeting at 6:30, others should come at 6:45 to learn about facebook.

Jen: Open Street Project. On Sunday September 29<sup>th</sup> (tentatively) from 10-4 they would shut down University for a stretch in Dog Town and have a big street party, local businesses would have events, and so on.

Dean asked if we sent a thank you letter to our former NBSD agents.

Meeting adjourned at 9:05.