



DUNLAP COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 2026

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Meetings

DCDC meets every other month in the DCDC office on Main Street, the second Monday of each month at 6:00 p.m. Topics to be brought to the Board's attention, must be placed on the meeting agenda in advance.

About DCDC

DCDC stands for Dunlap Community Development Corporation. It was formed in 1991 as a 501(c)(6) organization with the purpose of enhancing the economic environment of Dunlap and improving the quality of life for its citizens. DCDC also works with local government and other institutions in Dunlap to support the development of the Dunlap community in order to sustain and expand business endeavors.

DOWNTOWN LIGHTING PROJECT MOVES FORWARD IN DUNLAP

Work is officially underway on the next phase of Dunlap's downtown lighting improvements, with boring beginning recently for the installation of new residential area light poles along Iowa Avenue.

The project will add 10-foot ornamental lights along Iowa Avenue from Eighth Street to 12th Street, continuing an effort to improve both the appearance and functionality of Dunlap's downtown corridor. If work remains on schedule, the new lights are expected to be installed by mid-October.

This installation follows the addition of taller, 14-foot lights downtown in 2025. While those lights were designed to provide broader illumination along the corridor, the new 10-foot lights will bring lighting closer to the pedestrian level and create a more welcoming, residential feel.

Plans call for three of the new lights per block on each side of Iowa Avenue between Eighth and 12th streets. In addition to enhancing the appearance of Main Street, the lighting is expected to improve visibility for pedestrians, including students who regularly walk through the area on their way to and from school.

Funding for the 10-foot lights was secured through the Iowa West Foundation by the Dunlap Grants Committee, with the City of Dunlap partnering on the project.

The City is also building on the investment with a new addition for the holiday season. New LED snowflake decorations have been purchased to hang from the light poles along Main Street, extending the holiday display throughout the downtown corridor.

Together, the improvements are part of an ongoing effort to make Dunlap's Main Street more attractive, inviting and functional for residents, businesses and visitors.

With steps now underway, residents should begin seeing the long-planned project be completed over the next several weeks, with the goal of having the new lights in place by mid-October.



NEW SNOWFLAKES!

Dunlap's new ornamental streetlights will be getting a little extra sparkle this holiday season!

Following the installation of new black ornamental streetlights in Dunlap's Main Street commercial district last year, the lighting project has continued this year with new ornamental lights along Iowa Avenue in the residential area between 8th and 12th streets. Together, the improvements create a more attractive and cohesive corridor through the heart of the community—and this Christmas, they'll also provide the backdrop for brand-new holiday décor.

The City of Dunlap has invested in new LED snowflake decorations designed specifically for the ornamental light poles. Three different snowflake styles will add variety while creating a coordinated look along Iowa Avenue.

In the commercial blocks, a snowflake will be installed on every black ornamental light post. As the display continues into the residential blocks between 8th and 12th streets, snowflakes will be placed on every other ornamental post.

The new LED decorations will replace and expand upon Dunlap's traditional holiday lighting while taking advantage of the new streetscape improvements made over the past two years. With the snowflakes stretching from the downtown business district into the residential corridor, the goal is to create a festive, welcoming entrance and a more continuous holiday display through town.

Residents will get their first look at the completed display when the decorations go up for the 2026 Christmas season. The accompanying rendering offers a sneak peek at what one of the new snowflakes will look like illuminated on the new black ornamental poles.

Between the new streetlights and their holiday additions, Iowa Avenue is going to shine a little brighter this Christmas!



WELCOME BAGS HELP NEW BOYER VALLEY FAMILIES FEEL AT HOME

Starting at a new school often means more than a new classroom for students — it can mean an entirely new community for their families. The Boyer Valley PTO and Dunlap Community Development Corporation (DCDC) are working together to make that transition a little easier through the Boyer Valley Welcome Bag Program.

At the beginning of the 2026-27 school year, 18 welcome bags were distributed to new families entering the Boyer Valley Community School District.

The program was initiated by the Boyer Valley PTO a few years ago in partnership with DCDC as a way to introduce new families to the Dunlap and Dow City communities. Each bag is filled with community information, promotional items, gift certificates and other goodies donated by area businesses and individuals.

For DCDC, the program is an opportunity to help families become connected to the community beyond the school doors. The bags introduce newcomers to local businesses, services and organizations while providing a warm welcome from the communities they now call home.

The program is made possible by the generosity of local businesses and individuals who contribute items each year. Current contributors include Common Grounds; Creative 3D Printing, Chastity Jones; Dairy Sweet; Dunlap Livestock Auction; Edward Jones – Financial Advisor Jeni Martens; Ettleman's Town & Country; GLC Beef; Graphix Co.; Hair by Megan Hanigan; Harrison County Development Corporation, Renea Anderson; The Hoffman Agency; Klein Senior Insurance, LLC.; Lambert Family and Sports Chiropractic; Mary Kay, Nancy Mitchell; The Dog House Bar & Grill; The Hair Station; The Treat Box; and The Town and Country Store.

With 18 bags distributed at the start of this school year alone, the program also serves as an encouraging reminder that new families are continuing to choose the Boyer Valley area.

DCDC and the Boyer Valley PTO appreciate the businesses and individuals who continue to support the program and help make a positive first impression on our newest residents.

Sometimes a small gesture can send an important message: Welcome to Boyer Valley. We're glad you're here.



DUNLAP POOL DECK STABILIZATION PROJECT PROTECTS COMMUNITY INVESTMENT

A project to stabilize the concrete deck at the Dunlap Community Swimming Pool was completed in September, addressing areas of the facility that had experienced settling and movement over time.

Thrasher Foundation Repair completed the work, installing a stabilization system designed to anchor and support the pool deck and help prevent continued movement. Funding for this improvement was awarded through the Dean J. King Foundation grant.

The project addressed more than the visible unevenness of the concrete. By stabilizing the affected areas, the work targeted the underlying movement that had caused portions of the pool deck to settle, providing a longer-term solution and helping protect the existing facility from additional damage.

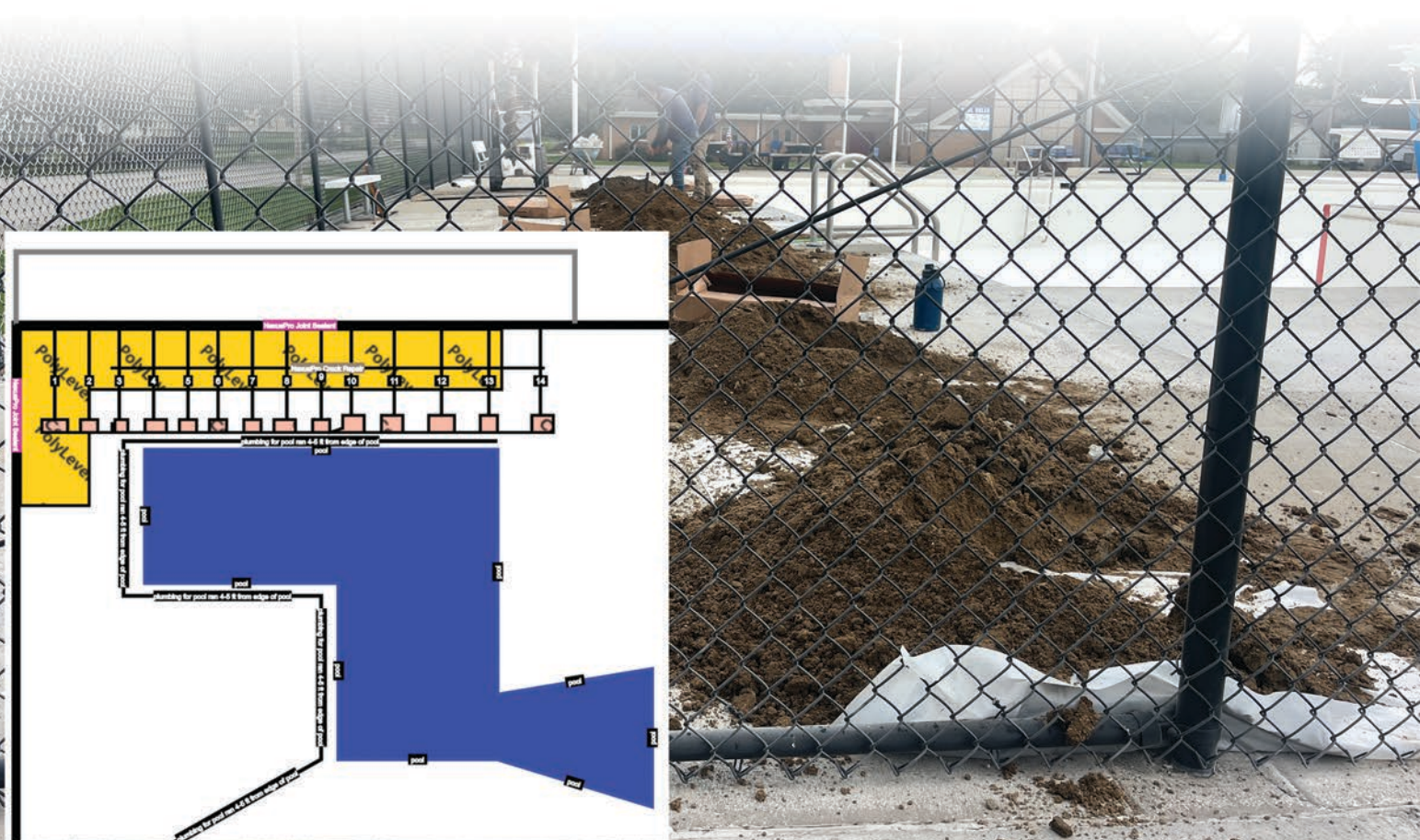
The timing of the project allowed the work to take place immediately following the conclusion of the 2026 swimming season without disrupting regular pool operations.

The stabilization is part of continued efforts to maintain the Dunlap Community Swimming Pool and extend the useful life of the community facility. Like many public amenities, the pool requires ongoing maintenance and investment as infrastructure ages and conditions change.

While much of the stabilization work will not be noticeable to swimmers when the pool reopens next summer, the improvements beneath and around the pool deck are intended to provide additional support and reduce future movement.

The Dunlap Community Swimming Pool serves residents of Dunlap and the surrounding area throughout the summer, providing opportunities for open swimming, swimming lessons, water activities and recreation for residents of all ages.

Taking care of structural and maintenance needs as they arise helps protect the community's investment in the pool and keeps the facility positioned to serve area families for years to come.



DUNLAP SPECIALTY CARE CELEBRATES SEASONS MEMORY CARE CERTIFICATION

Dunlap Specialty Care recently celebrated an important milestone in its commitment to caring for individuals living with Alzheimer's disease and other forms of dementia, earning the Care Initiatives Seasons Memory Care Certification.

The achievement was recognized during a Certification Celebration and Open House, which included a ribbon cutting, remarks from organizational leaders, recognition of team members, tours and refreshments.



The Seasons Memory Care Certification is a Care Initiatives program based on nationally recognized memory care standards. Achieving certification required Dunlap Specialty Care to demonstrate excellence in areas including clinical care, staff education, environment, activities, dietary services and interdisciplinary collaboration.

"As the number of individuals living with Alzheimer's disease and other forms of dementia continues to grow, we wanted to ensure we were providing the highest level of specialized care possible," said Ruth David-Jones, Administrator at Dunlap Specialty Care. "Pursuing certification reflects our commitment to delivering compassionate, person-centered memory care close to home."

Staff throughout the facility participated in the certification process, receiving specialized dementia education and implementing practices designed to better meet the individual needs of residents. Enhancements include dementia-friendly wayfinding, secured indoor and outdoor walking paths, specialized activity programming, individualized care planning and additional environmental safety measures.

Residents also participate in activities tailored to their abilities and interests through the facility's "Head, Hands, and Heart" dementia programming model. Activities may include conversation, walking, sensory experiences, music, crafts and reminiscence activities.

For Dunlap and surrounding communities, the certification also highlights the availability of specialized memory care close to home.

"Having memory care available locally allows families to access these services without needing to travel long distances," David-Jones said. "It provides peace of mind knowing their loved one can receive compassionate care close to home while remaining connected to family, friends, and their community."

While the certification provided a reason to celebrate, David-Jones emphasized that the work continues.

"Certification is not the finish line," she said.

The Seasons program includes ongoing education, annual audits, continuous quality improvement and regular reviews of resident needs and services.

"We are incredibly proud of the dedication our team demonstrated throughout the certification process," David-Jones said. "Most importantly, we're proud of the relationships they build with residents every day and the compassion they bring to their work."



Care
Initiatives

DUNLAP FLOWER CLUB STILL GROWING, KEEPING COMMUNITY IN BLOOM

It takes more than sunshine and rain to keep Dunlap blooming.

Since forming in 2022, the Dunlap Flower Club has taken on an increasingly visible role in beautifying the community. Today, approximately 17 volunteers care for 31 planters throughout Dunlap, along with landscaped areas at the Dunlap City Park, Railroad Heritage Stairs and Pleasant View Park.

"The group has grown, and the work has grown," said Susan Nemitz, who has helped lead the club in recent years.

Current volunteers include Mary Jo Hartwig, Byron Hartwig, Ruby Mumm, Cindy Stessman, Deb Hull, JoAnn Oppold, Rory Conrad, Barb Cory, Judy Ronk, Linda Lehan, Denny Lehan, Karen Giovanetti, Patty Mumm, Theresa McAllister, Mark McAllister, Susan Nemitz and Linda Hicks.

The work continues well beyond spring planting. Members water, weed and fertilize throughout the summer, transition planters to fall decorations and return before Christmas to fill them with winter greenery and décor.

Flowers and supplies are funded largely through donations from area businesses and individuals, with around 20 donors typically supporting the effort each year. The Boyer Valley FFA has also helped provide flowers for the park in previous years.

For Nemitz, the work is about more than flowers.

"I think it beautifies our community. It's welcoming," she said. "Who doesn't like flowers?"

The club hopes to continue improving its displays while also welcoming additional volunteers. More members would allow responsibilities to be divided even further and reduce the time commitment for everyone.

While the flowers may seem like a natural part of Dunlap each summer, Nemitz said there is something important to remember.

"It just doesn't happen on its own."

Behind each planter is a group of volunteers working throughout the year to help create a welcoming community and encourage pride in Dunlap.



FIFTH MERIDIAN REALTY LAUNCHES IN DOWNTOWN DUNLAP

A familiar face in western Iowa real estate is beginning a new chapter with the launch of Fifth Meridian Realty in downtown Dunlap.

Elizabeth Heistand, a Realtor with nearly 15 years of experience, officially launched the independent brokerage Aug. 7. Located at 124 ½ Iowa Ave., Fifth Meridian Realty includes Heistand as broker/owner along with Realtors Holly Heistand Hanigan and Isabell Crook.

Heistand spent her real estate career with Schaben Real Estate before establishing Fifth Meridian Realty. She earned her broker's license four years ago and has closed more than \$35 million in real estate transactions involving homes, acreages and land throughout western Iowa and Nebraska.

"We made the transition on very good terms, and I'm grateful for my years with Schaben and the experience I gained there," Heistand said.

The Fifth Meridian Realty name was inspired by the Fifth Principal Meridian, one of the principal survey lines used to establish legal descriptions of land following the Louisiana Purchase.

"It connects the history of the land with what I do every day, while also representing direction and guidance for our clients," Heistand said.

Joining Heistand are her daughter, Holly Heistand Hanigan, an Iowa State University graduate with a Bachelor of Fine Arts in Interior Design, and Isabell Crook, a freshman at the University of Nebraska-Lincoln who is beginning her real estate career.

While headquartered in Dunlap, Fifth Meridian Realty serves communities throughout western Iowa and Nebraska, offering services for residential homes, acreages, land and real estate auctions.

For Heistand, keeping the business based in Dunlap was an easy decision.

"Dunlap is my home and where I wanted Fifth Meridian Realty to be based," she said. "I believe all our small towns have so much to offer: a strong sense of community, good schools and local businesses. There's a quality of life in our communities that's hard to replicate elsewhere."

The brokerage represents both buyers and sellers, combining personal service and local knowledge with modern marketing and technology.

"A brokerage isn't defined by its name or logo; it's defined by the job you do for your clients, one closing at a time," Heistand said. "The name on the sign may be new, but the experience and commitment behind it aren't."

Fifth Meridian Realty is located at 124 ½ Iowa Ave. in downtown Dunlap and is available by phone or appointment at (712) 643-7245.



COMMUNITY SUPPORT HELPS FOOD PANTRY COMPLETE HAIL-DAMAGE REPAIRS

The Dunlap Community Food Pantry has new windows and siding thanks to an outpouring of community support following significant hail damage earlier this year.

An April hailstorm damaged the pantry building, leaving the organization facing approximately \$15,000 in repairs. The damage went beyond appearance, as heavy rains sometimes allowed water into the building and created concerns about protecting food donations stored inside.

After the pantry shared its need with the community, donors stepped up to help raise the funds necessary to move the project forward. Community member Lisa Gross also volunteered her time to help coordinate the fundraising effort.

The response allowed the pantry to complete the needed repairs before winter.

"Repairing the building helps us to continue to operate in a central location that is easy to access for our clients," said Molly Franken, a representative of the Dunlap Community Food Pantry. "Making these repairs can help ensure that our food donations stay viable, and we can continue to serve those in need."

The Dunlap Community Food Pantry serves residents throughout the Boyer Valley School District. From August 2025 through July 2026, the organization served 817 individuals, averaging approximately 29 households and 68 individuals each month.

Franken said having a food pantry available locally is an important resource, particularly in a rural area where access to food assistance can be limited.

"Dunlap is extremely fortunate to have a food pantry that serves our community," Franken said. "Many other communities can only access food once a month or might not have access to any pantry based on where they live."

The Dunlap Community Food Pantry extends its sincere appreciation to everyone who donated, helped spread the word and supported the fundraising effort, as well as those involved in completing the repairs.

The successful effort is another example of the community coming together to support an organization that, in turn, provides important assistance to local families throughout the year.



WORK NEARING COMPLETION ON DUNLAP PEDESTRIAN BRIDGE REPLACEMENTS

Two new pedestrian bridges will soon be in place at South Seventh and South 10th streets in Dunlap, completing the latest phase of an ongoing effort to replace the community's aging pedestrian bridges.

The former bridges were recently removed by City of Dunlap crews and will be replaced with new structures constructed by Joe's Welding of Denison. Funding for the bridges was provided through a grant from the Dean J. King Family Foundation, with the City of Dunlap partnering on site preparation, concrete approaches and installation.

The Seventh and 10th street bridges are part of a network of pedestrian crossings that has connected Dunlap neighborhoods for generations. Six pedestrian bridges span the watershed running through town, with another crossing located near the dam at Pleasant View Park.

The exact age of some of Dunlap's former pedestrian bridges is difficult to determine, although historical records show footbridges were in use in the community prior to 1945. The watershed itself was significantly altered as part of a federal watershed project completed in the 1960s.

Replacing the aging structures has become a multiyear community improvement effort.

In 2024, a new 52-foot pedestrian bridge was installed near the dam at Pleasant View Park with funding from an Iowa Department of Natural Resources Resource Enhancement and Protection (REAP) grant.

Upon the completion of the Seventh and 10th street bridges, three pedestrian bridges will have been replaced in recent years. Additional bridge improvements will continue to be pursued as funding becomes available.

These projects represent another example of partnerships among local organizations, grant funders and the City of Dunlap helping address community infrastructure needs. Grant funding has helped make the purchase and construction of new bridge structures possible, while the City of Dunlap has provided the site preparation and installation work necessary to complete the projects.

The new bridges restore the pedestrian connections at South Seventh and South 10th streets while providing safer, more durable crossings intended to serve Dunlap residents for years to come.



SHARED SPACE MODEL CONTINUES TO THRIVE IN DOWNTOWN DUNLAP

Four years after purchasing a vacant medical facility on Main Street, the Dunlap Community Development Corporation's shared space continues to serve as a successful example of rural community development.

In 2022, DCDC purchased the 4,000-square-foot building at 612 Iowa Ave., formerly occupied by Burgess Family Clinic and Pharmacy. Today, the once-empty facility is fully occupied by Family Connections mental health services, Horizon Physical Therapy, Community Pharmacy, Hair by Megan Hanigan, Lambert Family Chiropractic and DCDC.

"In the spring of 2022, DCDC took ownership of the facility on Main Street that was formerly occupied by a Burgess Clinic and Pharmacy," said Jill Schaben, executive director of DCDC. "It was the Board's vision to return pharmacy services to town and fill the remainder of the space with wellness services."

That vision began taking shape when Family Connections opened satellite mental health therapy services in December 2022. Horizon Physical Therapy followed in 2023, along with Community Pharmacy, which restored pharmacy services to Dunlap, and Lambert Family Chiropractic. Hair by Megan Hanigan has since joined the mix of businesses operating from the facility.

The shared-space concept helps attract and retain services that may otherwise be difficult to sustain independently in a rural community by reducing overhead costs while providing tenants with visibility and proximity to complementary services.

"DCDC's shared space plays a vital role in the success of Community Pharmacy," said Steven Donnoly, vice president of operations for OneroRx. "As Iowa's leading rural pharmacy provider, we see firsthand how DCDC's community focus and strong partnerships create positive results for everyone involved."

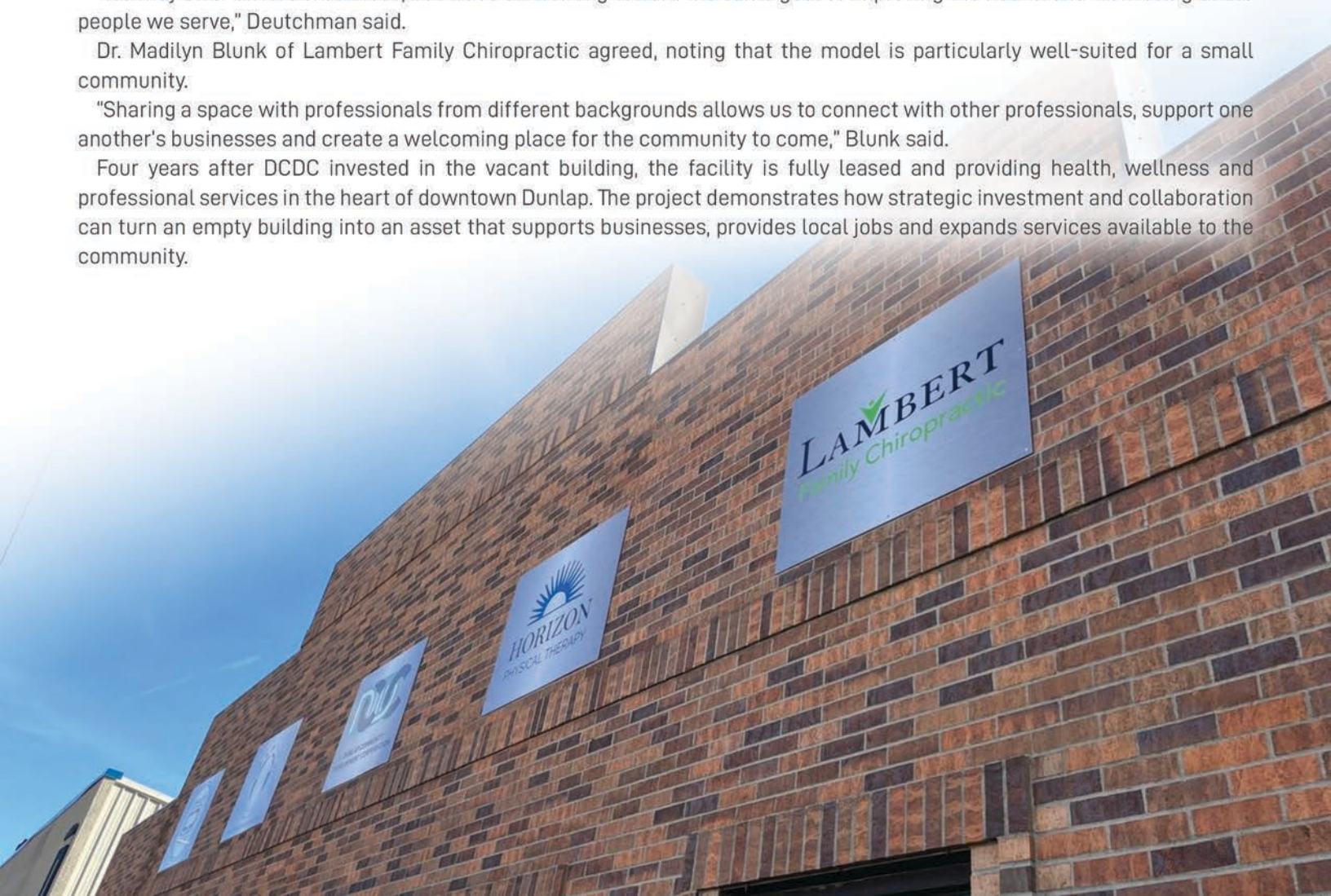
Ben Deutchman of Horizon Physical Therapy said the collaborative environment is another benefit.

"We may offer different services, but we're all working toward the same goal of improving the health and well-being of the people we serve," Deutchman said.

Dr. Madilyn Blunk of Lambert Family Chiropractic agreed, noting that the model is particularly well-suited for a small community.

"Sharing a space with professionals from different backgrounds allows us to connect with other professionals, support one another's businesses and create a welcoming place for the community to come," Blunk said.

Four years after DCDC invested in the vacant building, the facility is fully leased and providing health, wellness and professional services in the heart of downtown Dunlap. The project demonstrates how strategic investment and collaboration can turn an empty building into an asset that supports businesses, provides local jobs and expands services available to the community.



DUNLAP SENIOR HOUSING APARTMENTS CONTINUE MORE THAN 50-YEAR MISSION

More than 50 years after Dunlap residents came together to establish affordable housing for local senior citizens, the organization they created continues that mission today — and several apartments are currently available for new residents.

The Senior Housing Apartments are owned by the nonprofit Dunlap Housing and Development Corporation, which traces its roots to 1971.

That year, community leaders launched a \$2,500 fundraising campaign to help establish a four-unit senior housing development. Approximately \$1,500 was needed for the building site, with the remainder providing working capital and covering incorporation and other expenses.

Once the local funds were raised, the organization qualified for a federally subsidized, low-interest loan to finance construction. The first four-apartment complex was completed in 1972, with two-bedroom units renting for \$75 per month.

Demand led to continued expansion. Another four-unit building was under construction by 1975, and additional housing followed in subsequent years. What began as a plan for just four apartments eventually grew into multiple properties serving elderly and disabled residents throughout Dunlap.

The organization's longevity was recognized in 2007 when USDA Rural Development presented Dunlap Housing and Development Corporation with a plaque honoring 35 years of providing housing services in the community. While federal rural housing programs helped finance the apartments in their early years, the properties are no longer associated with USDA Rural Development.

Today, Dunlap Housing and Development Corporation remains locally governed. Current board members are President Rollie Roberts, Vice President Rick Wingrove and Secretary Beth Roberts, along with Jill Schaben, Michael Hanigan, Treva Block and Susan Cogdill.

Murphy Management of Algona manages the properties, with Theresa Malone serving as tenant liaison and property caretaker and Rick Melby serving as handyman.

Applicants must be age 55 or older or an adult age 18 or older with a disability.

Currently, three one-bedroom apartments are available, including two units with cut-out tubs and one with a shower.

More than five decades after a group of Dunlap residents raised \$2,500 to get the original project started, the mission remains much the same: providing affordable, manageable housing that allows residents to continue calling Dunlap home.

To request information or inquire about available units, contact Murphy Management at (515) 295-2927.

DUNLAP
SENIOR HOUSING

A GREAT PLACE
TO CALL HOME

INDEPENDENT
LIVING

FRIENDLY
COMMUNITY

BRIGHTER
TOMORROWS

*Comfort
Community
Opportunity*

**APARTMENTS
AVAILABLE**

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FOR A BRIGHTER TOMORROW

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608 EATON ST.



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202 PARK ST.

UNITS AVAILABLE NOW!



(2) UNITS
1 BR, 1 BA
with cut-out tubs



(1) UNIT
1 BR, 1 BA
with shower



55+ YEARS OF AGE
and/or individuals
with disabilities
welcome to apply.

The Dunlap Housing and Development Corporation, operated by a Board of Directors, was initiated to ensure housing opportunities for Seniors, and individuals with disabilities in the Dunlap community.

- ✓ Well maintained apartment units
- ✓ Peaceful community setting
- ✓ Professionally managed by Murphy Management



TO REQUEST INFORMATION OR INQUIRE ABOUT AVAILABLE UNITS:

CONTACT MURPHY MANAGEMENT
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SPACIOUS LOTS
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GET THE LOT FOR **\$1**

*Imagine building the home you've always wanted.
in a welcoming community with great schools, parks and small-town charm.*

DCDC IS OFFERING A RESIDENTIAL LOT IN PLEASANT VIEW FOR JUST \$1!

This program is designed to encourage new construction and strengthen our community for years to come.



ESTABLISHED NEIGHBORHOOD

- ✓ Great location in Dunlap
- ✓ Close to schools, parks and amenities
- ✓ Peaceful community setting



Thinking about building?

WE'RE HERE TO HELP!

Whether you already have a builder in mind or you're just getting started, we can help you explore your options, connect you with local builders and lenders, and answer your questions.

An inquiry doesn't commit you to anything.
All conversations are confidential.

THE \$1 LOT PROGRAM

The basics



PURCHASE A LOT FOR JUST \$1

\$2,001 is paid when the agreement is signed.



\$2,000 COMES BACK TO YOU

At construction closing, DCDC contributes \$2,000 toward closing costs—making your net lot cost just \$1.



BEGIN THE BUILDING PROCESS WITHIN 12 MONTHS.

Obtain a building permit and start construction within 12 months of signing the contract.



BUILD A HOME WITH AT LEAST 1,400 SQ. FT. OF MAIN-FLOOR LIVING SPACE.



EXISTING PLEASANT VIEW SUBDIVISION COVENANTS APPLY.



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community—one home
at a time.*



DUNLAP

Looking Better

TOGETHER!

Thanks to community support and investment, we're making Dunlap a better place to live, work, and play.

NEW LED SIGN
DUNLAP MAIN STREET MARKET
August 24th | 9AM - 1PM

NEW BENCHES
Comfort & Community

NEW PLANTERS & TRASH RECEPTACLES
Fresh & Functional

IMPROVED ALLEY
Gather, Connect, Enjoy!

NEW STREETLIGHTS
Brighter & Safer

♥ INVESTING IN OUR COMMUNITY. *Building a better Dunlap for all!*

IOWA WEST FOUNDATION SUPPORT HELPS BRING FOUR DUNLAP IMPROVEMENT PROJECTS TO COMPLETION

Four community improvement projects supported through a significant grant from the Iowa West Foundation are now complete, marking the culmination of several years of investment in Dunlap.

The funding helped make possible the community LED sign along Highway 30; new benches, planters and trash receptacles along Main Street; the Dunlap Pocket Park; and new ornamental streetlights along Iowa Avenue between Eighth and 12th streets.

While additional grants, local donors and community partners also contributed to these projects, support from the Iowa West Foundation provided a major investment that helped Dunlap move all four improvements forward.

Completion of the overall project took longer than originally anticipated, largely due to delays associated with the streetlight portion of the project that were outside of local control. With the new residential streetlights now being installed, the final piece of the grant-funded improvements is coming together.

Dunlap Community Development Corporation and Dunlap Betterment Group extend a sincere thank you to the Iowa West Foundation, along with the additional donors and funding partners who helped make these improvements possible.

These projects represent investments that residents and visitors will be able to enjoy for years to come and are another example of what can be accomplished through partnerships and continued investment in our community.

FOR SALE

Business Opportunity IN DOWNTOWN DUNLAP

107 IOWA AVENUE

DUNLAP, IA 51529



\$150,000

This property offers 3,000+ square feet of space and an exciting opportunity to own a well-known establishment in the heart of Dunlap. With seating for 60+ guests, a dance floor/karaoke area, TVs, and plenty of room to host events, game days and community gatherings, the possibilities are endless!



**Seats
60+ Guests**



**Dance Floor
& Karaoke Area**



**Multiple
TVs**



**Kitchen
Equipment
Included**



**Extra Lot
for Outdoor
Use**

- Fixtures & equipment stay, including a pizza oven/machine, walk-in cooler, storage shed and more.
- Property includes 3 parcels — the extra lot is a blank canvas for sand volleyball, bags/corn hole, mini putt-putt, patio seating, additional parking or your own vision.
- Liquor license is not in effect, giving the new owner flexibility to apply under their own business plan.
- Existing signage can remain.
- Fixtures & equipment are included; any liquor inventory would be negotiated separately.
- If you've been waiting for a small-town business opportunity — this is it!



DUNLAP STORYWALK RECEIVES FACELIFT FOLLOWING SPRING HAILSTORM

A popular literacy attraction at Pleasant View Park is looking like new again after repairs were completed following the April hailstorms that damaged portions of the Dunlap StoryWalk.

The severe weather cracked and damaged plexiglass panels on several of the StoryWalk kiosks located along the park trail on the east side of town. The damaged panels were recently replaced, restoring the display and protecting future stories from the elements.

A StoryWalk combines reading and physical activity by displaying the pages of a children's book one page at a time along a walking route. As families move from kiosk to kiosk, they read the story in sequence while enjoying the outdoors.

The Dunlap StoryWalk was established through the efforts of Ashley Schaben, who led fundraising efforts for the project and helped coordinate its installation. Years later, she continues to oversee maintenance of the attraction, regularly updating the featured stories and caring for the kiosks.

"The StoryWalk combines so many great things for the kids and families in our community: literacy, movement and outdoor time together away from screens," Schaben said. "My hope is that families come to the park, walk the trail, read a story page by page, and then stay to enjoy the playground and the scenery. It turns reading into an experience rather than just another task."

While the hailstorm damaged many of the plexiglass panels, Schaben said the structures themselves proved remarkably durable.

"Regarding the recent hailstorm, I was pleasantly surprised by how well the kiosks held up," she said. "The metal structures suffered no damage at all. Unfortunately, many of the plexiglass panels did sustain damage and had to be reordered to fit. They were replaced during the installation of the most recent story."

The StoryWalk has become a favorite destination for families visiting Pleasant View Park, offering a free activity that encourages reading, exercise and quality family time. New stories are installed periodically throughout the year, giving visitors a reason to return and experience something different.

Keeping the attraction in top condition requires a significant amount of work behind the scenes.

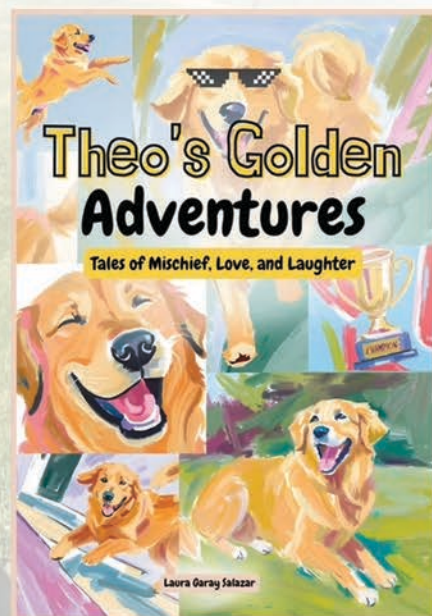
"Maintaining the StoryWalk is a true team effort," Schaben said. "It requires ongoing care throughout the year, from pulling weeds around the structures and cleaning the plexiglass to replacing damaged panels and swapping out the featured books. A lot of behind-the-scenes work goes into every single story."

Preparing each book for display is a detailed process that involves purchasing two copies of the book, disassembling them, laminating and trimming the pages, and mounting them between sheets of plexiglass.

"Our wonderful librarians do a great job helping select the books and prepping the pages," Schaben said. "When it's time for the physical swap, my family is always ready to step in to help remove the plexiglass, give it a good scrub, and install the fresh stories for the community to enjoy."

Thanks to those efforts, the StoryWalk continues to provide a unique reading experience for visitors of all ages while serving as another amenity that enhances Pleasant View Park.

With repairs complete and a new story in place, families can once again enjoy a stroll through the park while following along with a book one page at a time.



DCDC REFLECTS ON YEAR OF COMMUNITY INVESTMENT, PROJECTS AND PARTNERSHIPS

From improvements at local parks and downtown to grant writing, housing development and major community events, the Dunlap Community Development Corporation spent the past year working with local organizations, businesses, donors and the City of Dunlap to invest in the community.

Much of DCDC's work during 2025-26 centered on leveraging local support to bring additional funding and improvements to Dunlap.

At the Dunlap City Park, projects included finalizing the second pickleball court, installing shade structures, planting trees and adding benches near the basketball court and swimming pool. New picnic tables were added at the pool, while the basketball court received a fence extension and new light poles.

Pleasant View Park received a new swing set and rubber mulch, along with continued improvements to the disc golf course. Accessibility improvements included a nonverbal communication board at City Park and similar signage at the swimming pool.

Downtown improvements included new black metal benches, planters and trash receptacles along Main Street, while public art expanded with the Bad Dog mural and a new mural at the Dunlap Senior Center.

Housing development also moved forward with the sale of two residential lots at Prairie Meadow Estates. DCDC continued promoting commercial and residential opportunities and supporting local businesses.

Grant writing, fundraising and partnerships remained a significant part of the organization's work. DCDC assisted with the Dunlap Community Foundation and worked with the Dunlap Senior Center to secure funding for renovations including restroom, flooring, wall, serving-area and accessibility improvements.

DCDC also continued providing grant-writing and marketing assistance to community groups, helping local organizations pursue funding and promote projects without having to navigate those efforts alone.

Community events remained another major focus. DCDC helped coordinate the Dunlap Fourth of July Celebration, Putt the Putt, Dueling Pianos and Shop Hop. The year also brought one of Dunlap's largest undertakings as thousands of bicyclists and visitors arrived for RAGBRAI in July, requiring months of coordination among DCDC, the City, businesses, organizations and volunteers.

Several additional projects are already moving forward. Two aging pedestrian bridges on South Seventh and South 10th streets have been removed and will be replaced. Other projects include residential decorative lighting, improvements to the Dunlap swimming pool and a new drinking fountain at the Boyer Valley Youth Organization.

DCDC also continued its Welcome Bag program with the Boyer Valley PTO, participated in the Boyer Valley Business Partner Program and supported community organizations through marketing, fundraising and project assistance.

While the individual efforts range from park improvements and murals to housing, infrastructure and community events, they share a common goal: bringing people, funding and organizations together to continue investing in Dunlap.

That work depends on the businesses, residents, volunteers, donors, organizations and DCDC members whose local support helps make larger projects and outside funding possible.

As another year begins, DCDC plans to continue building those partnerships and pursuing opportunities to strengthen the Dunlap community.



DUNLAP POOL WRAPS UP ANOTHER SEASON WITH IMPROVEMENTS AHEAD

As another summer came to an end at the Dunlap Community Swimming Pool, work continued to maintain and improve the facility.

A significant project took place in September to stabilize the hillside surrounding portions of the pool deck and relevel concrete that has settled. Because the pool was constructed on a hillside, erosion and shifting soil have contributed to settling. An anchoring system will be installed to help stabilize the bank before the concrete is relevelled.

"The anchoring system will hold that bank in place a little bit so there's not the washout from underneath," Pool Manager Gary Neilsen said.

Funding for the project was provided by the Dean J. King Foundation.

The work is the latest in several years of improvements led by Gary and Assistant Pool Manager and Head Lifeguard Jennifer Neilsen in partnership with the City of Dunlap and Dunlap Betterment Group. Recent additions have included shade structures, new seating, picnic tables and benches, painting, repairs to the mushroom fountain, a nonverbal communication sign and replacement of the pool heater.

"We have definitely seen an increase in people from out of town," Jenn said. "Word is spreading that our facility is family friendly."

Safety also remains a priority. Pool staff recently participated in another water-emergency training exercise with Dunlap Fire and Rescue, giving young lifeguards hands-on experience responding to potential emergencies.

Looking ahead, the pool's wish list includes another elevated lifeguard chair, a new bathhouse water heater, additional patio chairs and more equipment for water aerobics.

"The pool's not just for kids," Jenn said. "It's a resource that everyone can use for their physical and mental health."

With another season complete, continued improvements are helping ensure the Dunlap pool remains a safe, welcoming community resource for years to come.



Help Our Pool **THRIVE!**

The Dunlap Pool is applying for grant funding and seeking additional donations to purchase:



**1 NEW
LIFEGUARD CHAIR**



**15 NEW
LOUNGE CHAIRS**



**15 NEW SETS
OF WATER AEROBICS
WEIGHTS**

Our Goal:
\$5,000



We've received
\$500 from FMCTC
so far!



If you're interested in donating,
contact the Dunlap Betterment Group
by emailing DunlapDCDC@gmail.com.

Thank you 
for helping our
pool thrive!

PROPOSED IMPROVEMENTS WOULD ENHANCE SAFETY, SIGNAGE AT PLEASANT VIEW PARK

Another round of improvements is being planned for Pleasant View Park, with plans focused on improving safety, appearance and wayfinding at one of Dunlap's most-used outdoor spaces.

The Dunlap Betterment Group plans to use grant funding awarded through the Dunlap Community Foundation, along with matching funds from the Dunlap Betterment Group and financial and in-kind support from the City of Dunlap, to complete improvements to parking areas and signage throughout the park.

One of the most significant updates would replace the aging railroad ties currently used as barriers around portions of the park with new parking bollards. The existing ties have deteriorated over time and no longer provide an effective or attractive barrier between vehicles and park spaces.

New bollards will provide a more permanent solution while helping better define parking areas and protect surrounding green space and park amenities.

The project will also update signage at the park. The existing Pleasant View Park welcome sign along 12th Street will be replaced with a wayfinding sign designed to match similar directional signage installed throughout Dunlap. A new welcome sign will then be installed along the driveway leading into the park, creating a more visible and inviting entrance for residents and visitors.

The proposed work continues a series of investments at Pleasant View Park in recent years, including a new playground and swings, pedestrian bridge, StoryWalk, public art, trees, electrical improvements, shelter updates and disc golf improvements.

By combining grant funding, local matching dollars and City support, the project will continue the community-wide effort to make Pleasant View Park safer, more functional and more welcoming while protecting the investments already made in the park.



DUNLAP SENIOR CENTER CELEBRATES COMPLETION OF BUILDING IMPROVEMENTS

A series of improvements at the Dunlap Senior Center is now complete, giving the nearly 50-year-old facility a fresh look while making it safer, more accessible and better equipped to serve area seniors.

The latest round of renovations included new flooring throughout the building, replacement of the east wall, a new countertop and improvements to the serving area, updates to the foyer and electrical upgrades. Leinen Construction completed the renovation work, while Bonsall TV & Appliance handled the electrical improvements.

The Senior Center temporarily relocated its daily meal service to Dunlap City Hall while the work was underway in August, allowing meals and activities to continue with minimal interruption.

Funding for the improvements came from a combination of local donations and grant support, including funding from the Dunlap Community Foundation and Dean J. King Foundation.

"Our Senior Center has become so much more than a place to share a meal," said Patty Mumm, president of the Dunlap Senior Center. "It's where friendships are built, people look out for one another, and many of our members find the connection they need each day. These improvements are helping ensure we can continue providing that welcoming environment for many years to come."

The project builds on several other improvements completed at the Senior Center over the past year. Updated restrooms were made possible through a donation from Dunlap alumnus Doug Stockstad, Greg Brasel repaired areas of the building's sloping floor, a new ADA-accessible automatic push-button entrance was installed, and a commercial dishwasher and sanitizer were added with funding from the Harrison County Community Foundation.

"Every improvement we've made has been possible because people believe in what the Senior Center means to this community," Mumm said. "We are incredibly grateful to everyone who has donated, volunteered or supported these projects."

The improvements come at an especially meaningful time for the Senior Center, which will celebrate its 50th anniversary in December. For five decades, the facility has provided much more than meals, serving as a gathering place where area seniors can build friendships, participate in activities and stay connected to their community.

With the latest renovations complete, the Senior Center is better positioned to continue that mission for years to come.

Meals are served Monday through Friday at noon, with carry-out also available. Meals must be ordered by 9 a.m. the day prior. To place an order, contact Jan Roberts at (712) 643-2223 or the Dunlap Senior Center at (712) 643-2244.



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604 Iowa

A commercial storefront at 604 Iowa Ave is available for lease in downtown Dunlap, an area that has recently undergone revitalization.

The historic building offers flexible space suitable for a variety of business uses. Rent is negotiable based on the scope of tenant improvements, and the lease includes two months of free rent to assist with initial setup. The landlord indicates additional upgrades may be considered with an extended lease term.



604 Iowa Ave, Dunlap



Contact Dede Sullivan at (712) 263-0875.

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