



DUNLAP COMMUNITY DEVELOPMENT CORPORATION

Executive Director

Jill Schaben
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Board Members

Sam Cogdill, President
Jay Randall, Vice President
Jake Schaben, Treasurer
Julie Elder, Secretary
Ben Schauer, City Council Rep.
Lisa Gross
Jeni Martens
Austin McDonald
Steve Puck
Dana Sturgill

Meetings

DCDC meets monthly in the DCDC office on Main Street the first and third Monday of each month from Noon to 1:00 p.m. All meetings are open to the public.

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.

JANUARY 2023

DCDC BRINGS MENTAL HEALTH SERVICES TO TOWN

Family Connections, Inc., established in 2001 in Council Bluffs, is a home and office based mental health agency. The agency has five additional office locations in Plattsmouth, NE and Glenwood, Woodbine, Avoca, and Red Oak, IA, and in 2023, they are bringing satellite services to Dunlap.

"We offer Behavioral Health Intervention Services (BHIS), individual therapy, group therapy, family therapy, and couple's therapy," shared Tina Sullivan who is a Family Connections, Inc. Counselor in Woodbine.

Behavioral Health Intervention Services are skill-based services offered to patients in-home, in-office, and sometimes at school. BHIS are voluntary services available for all Medicaid youth. All BHIS providers have bachelor's degrees or higher in a human services-related field. Therapy is provided by a licensed, masters-level therapist or a therapy intern supervised by a licensed therapist.

Family Connections, Inc. has recognized a strong need for bringing these services to the Dunlap community.

"The Boyer Valley Community School administration and school counselors have been instrumental in helping Family Connections, Inc. grow in the Dunlap and Dow City areas," Sullivan explained. "A community location for therapy or BHIS services offers a place for community members who want to be seen or school-aged children who would prefer to be seen off campus."

(article continued on page 7)





Stock photo - example

STORYWALK IDEA GAINS MOMENTUM

A StoryWalk is a series of permanent signs that house pages of books, which can easily be swapped out. Over the course of a quarter mile or so, people can read the entire story.

Community members, in partnership with the Dunlap Betterment Group and the Dunlap Library are working together to add a StoryWalk around the perimeter of the city pond. They are raising funds, by writing grants and seeking donations.

Full sponsorship for an entire sign is \$350, but donations of any size are welcome. This group seeks to purchase a total of 22 signs, one of which will be a permanent display listing the names of all contributors to the project.

To date, \$2,800 have been pledged of the \$8,000 goal. If you are interested in pledging funds toward this project, please let Jill Schaben know by emailing DCDC at DunlapDCDC@gmail.com.

ROBERTO'S PIZZA RELOCATES TO MAIN STREET

Roberto's Pizza and Sauces is excited to announce a new office location on Dunlap's main street at 115 Iowa Ave. Austin McDonald, owner, purchased the business in 2014 and began expanding to offer additional items. Roberto's products can be purchased locally at Smitty's Grocery.



Pictured from left to right: Meredith Van Houten, City Clerk; Mitch Nichols, Austin McDonald, Owner; Dana Sturgill and Sam Cogdill, DCDC Board members and Jill Schaben, DCDC Executive Director.

DUNLAP MERCH

- ORDER TODAY AT CUSTOM TRENDS -
111 IOWA AVE.



2022 SHOP HOP SUCCESS

Parking was scarce and shops were full, with more than 19 Dunlap businesses offering extended hours, special offers and refreshments during Dunlap's winter Shop Hop. Vendors were set up at the Senior Center, Dunlap City Hall and the Cottonwood Event Center, selling everything from handmade wood ornaments to cups of hot cocoa.

Dunlap's winter Shop Hop has become a very popular local event, and this year's event was successful thanks to the collaborative efforts of several community groups and businesses. The City of Dunlap installed lighted snowflakes on the streetlights in preparation for the winter season and the Dunlap Flower Club "spruced" up the Main Street planters with evergreen branches and wooden Christmas tree stakes.



Photo Credit: Dennis Houston



Pictured left to right: Sue Nemitz, Rory Conrad, and Judith Ronk. Not pictured: Barb Corey

The DCDC Events Committee encouraged businesses to decorate storefronts following the theme: "Christmas Movies," and many shops accepted the challenge! Shoppers enjoyed viewing elaborately-decorated shop windows, donning scenes from movies like "The Grinch Who Stole Christmas," "Frosty the Snowman," "National Lampoon's Christmas Vacation," and more.

The Dunlap Wax Nativity opened for the season and volunteers offered free hot chocolate and cookies.

Thank you to all who contributed to this community event!



A local artist paints "Grinch" scenes on the windows of CHI.



The Dunlap Historical Society sold Dunlap ornaments.

RAILROAD PROJECT PICKS UP STEAM

With a \$500 donation from a Dunlap alumni and the awarding of a \$500 grant from FMCTC, the Dunlap Railroad Heritage projects will continue to "chug forward." The Dunlap Railroad Heritage Committee has been focused on beautifying the area where Dunlap's main street intersects with the train tracks.

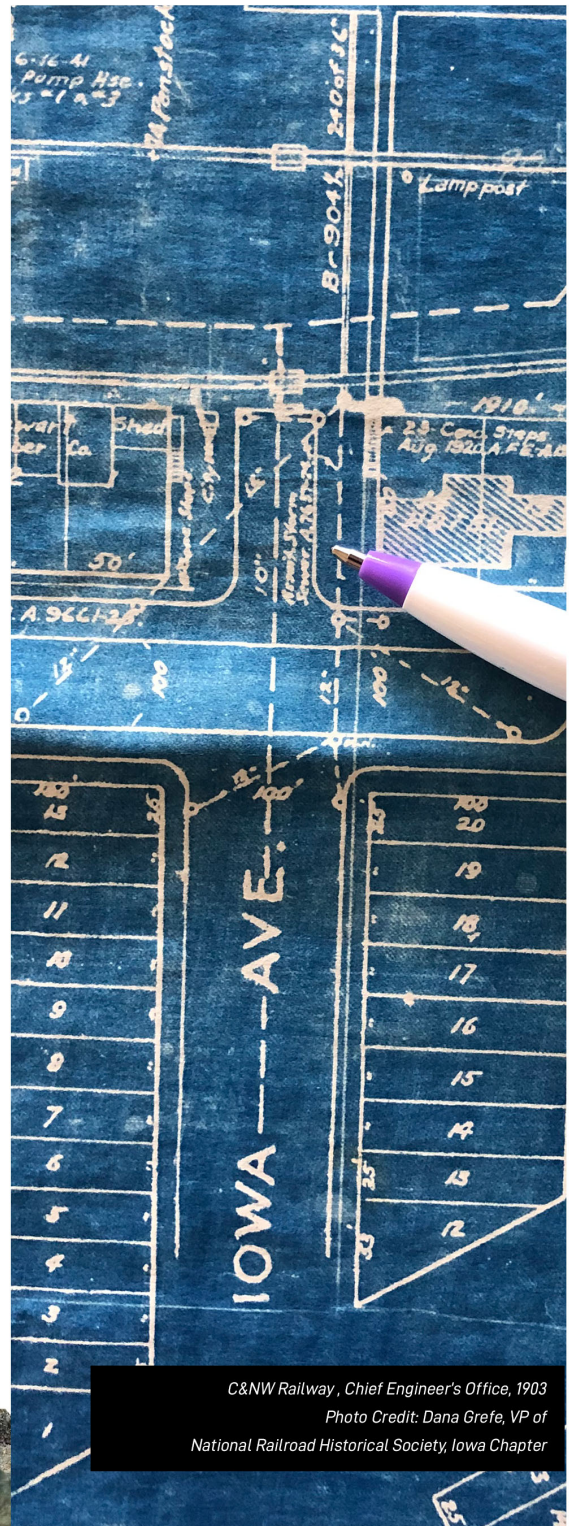
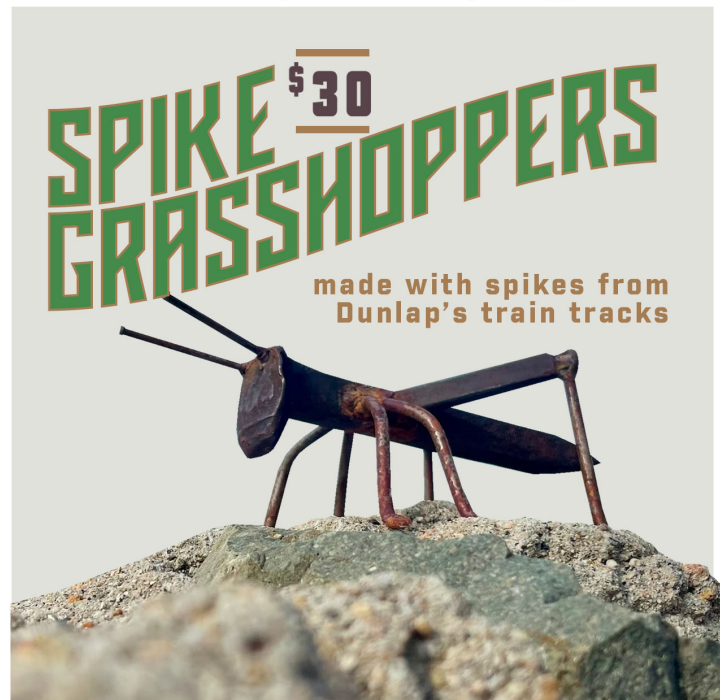
This project has been recognized by the Iowa Chapter of the National Railroad Historical Society who ran an article about the Dunlap community in their most recent statewide newsletter.

The Committee has been sharing information about the project and seeking letters of support from the Dunlap Mayor, representatives at both county and state levels, and members of railroad groups.

The committee is hosting a "Spike Grasshoppers" fundraiser to further the project. Locally welded "Spike Grasshoppers" are for sale by pre-order while supplies last. To make a purchase, visit: <https://forms.gle/tGh24XeoX3B2Dzo87>

Funds collected by this Committee will be used to add a pipe stair railing to the historic stairs by the tracks, repair the concrete stairs, add a steam engine mural and angled informational displays about the unique history of this area, add streetlights that match those on Dunlap's main street, and more!

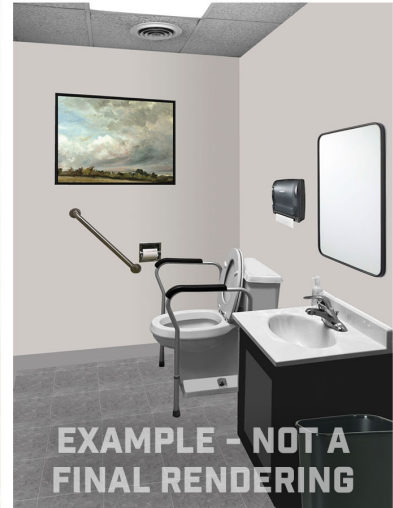
Contact Jill Schaben with questions at DunlapDCDC@gmail.com



SENIOR CENTER FOCUSES ON UPDATES

Using online resources, Meredith Van Houten, Dunlap City Clerk, predicts that the Dunlap Senior Center building was built sometime around 1889.

Harold Melby's involvement has been helpful in determining what remodel "needs" would be most beneficial for the safety and aesthetics of the facility. Melby agreed that it is a very old building. The building has a gabled roof, unlike the neighboring buildings which have roofs that slant towards the back alley, so Melby assumes that this building was built prior to the ones on either side of it.



"Before" photos and examples of proposed renderings (not finalized.)

Members of the Senior Center Board; Judd Kirk, operations; Harold Melby, construction; Jayne Klein, Klein Senior Insurance; Meredith Van Houten, City of Dunlap and Jill Schaben, DCDC met recently to determine the next steps for "steering" a remodel of the Center. Melby shared recommendations while members of the Senior Center chimed in and posed questions.

One suggestion that was received well by the group, is to update the front door with a glass-plated handicap-accessible door. The group also discussed updating the bathrooms, bringing the electricity up to code and updating the HVAC for better efficiency.

Van Houten shared information on a grant that is available through the state of Iowa, and plans were discussed to focus on fundraising for these projects in the coming months.



The Senior Center is a very important facility within our community.

"Research shows older adults who participate in senior center programs can learn to manage and delay the onset of chronic disease and experience measurable improvements in their physical, social, spiritual, emotional, mental, and economic well-being"

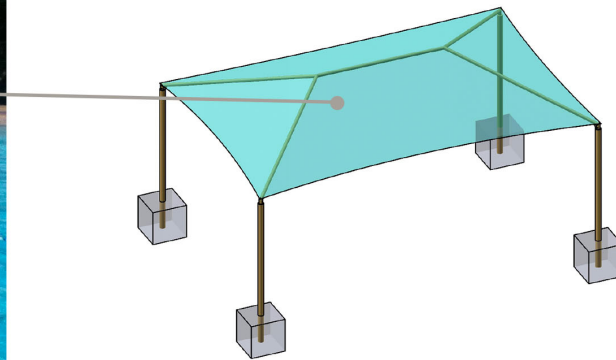
- National Council on Aging

If you are interested in learning more about or contributing to this project, please contact Dunlap Senior Center Board member Rose Thompson, Steering Committee member, Jayne Klein, or DCDC Executive Director, Jill Schaben at DunlapDCDC@gmail.com.

DUNLAP POOL HOPES TO GET SHADE STRUCTURE

The DCDC/City of Dunlap Grants Committee hopes to have funding for a pool shade structure by Spring of 2023. The current Dunlap Pool, which was constructed in 1999 has never offered a "structural oasis" from the summer heat. The 4,000 square foot pool is bordered by 10,000 square feet of concrete. This cement space is not used to its full potential due to the discomfort of the summer elements.

The Grants Committee recently applied for a shade structure grant through the American Academy of Dermatology's (AAD) Shade Structure Grant Program. Recipients of this funding will be notified in mid-March.



Proposed location and structure rendering.

One requirement of the grant is that sun safety curriculum must be a focus within the community for at least a year prior to applying. School Nurse, Erinn Brasel, has been instrumental in promoting sun protection to ensure that area youth understand its importance. Brasel shared this curriculum within Boyer Valley Schools, as well as at public summer functions like Art at the Park. She worked with an AAD member dermatologist to get a letter of referral to submit with the grant application.

This shade structure effort follows a list of many improvements that have been made to the Dunlap Pool in the last two years. The bath house floor was resurfaced. The City of Dunlap made repairs to the diving board. Volunteers removed the derelict sign and the Dunlap mural crew painted a mural. Gross & Co. donated community service hours to paint the inside and outside portions of the bath house. Funds have been raised to replace the speaker system and the Dunlap Parks Board is working to select the best option. WESCO volunteers painted the metal benches. The Dunlap Flower Club planted perennials along the path in front of the bath house. The Grants Committee is applying for funding to add diaper changing tables, a water bottle filling station, and some other needed enhancements.

If you are interested in donating towards the shade structure project or other Dunlap Pool enhancements, please contact Jill Schaben with DCDC at DunlapDCDC@gmail.com



(article continued from page 1)

Family Connections, Inc. will be leasing space in the former Burgess Health Clinic. The Dunlap Community Development Corporation (DCDC) recently took ownership of this building and has been working to bring additional health and wellness-related services to town.

"I am thrilled that Family Connections will be able to offer Dunlap and Dow City residents a local option for mental health services," shared Jill Schaben, Executive Director of DCDC. "While Family Connections, Inc. already has a strong partnership with Boyer Valley Schools, we are enthusiastic about the prospect of these services being available to community members outside of the school as well."

"This is just one of the health and wellness service areas that we have been focusing on bringing to a brick-and-mortar location," continued Schaben. "DCDC is also continuing efforts to return pharmacy services to our community."

Family Connections, Inc. will begin services in Dunlap at 612 Iowa Avenue beginning in early 2023.

"Currently, we have a waitlist for therapy," explained Sullivan, "but please do not hesitate to call and get on the waitlist. We are doing everything we can to help those who need mental health services get the treatment they need."

Family Connections, Inc. also offers telehealth sessions for clients.

"Telehealth allows our clients to have flexibility. If a client stays home from work sick, has a sick child, is in inclement weather, or maybe doesn't want to leave the house that day, we can see that client via telehealth."

Appointments can be made by calling Family Connections, Inc. at 712-647-3412.

SUPPORT DUNLAP

Do you enjoy Dunlap events like the Shop Hop and the 4th of July celebration?

Do you like to see new businesses come to town and additional housing opportunities created?

Do you want to live in a thriving community that has the ability to support future generations of your family?

Scan the QR Code below to contribute to "all things Dunlap."



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Or, send a check to payable to:
DCDC / PO Box 33 / Dunlap, IA 51529

Learn more about the Dunlap Community Development Board at dunlapia.com

CONTACT DCDC TODAY FOR MORE INFO!

\$1 LOT

PLEASANT VIEW HOUSING LOT

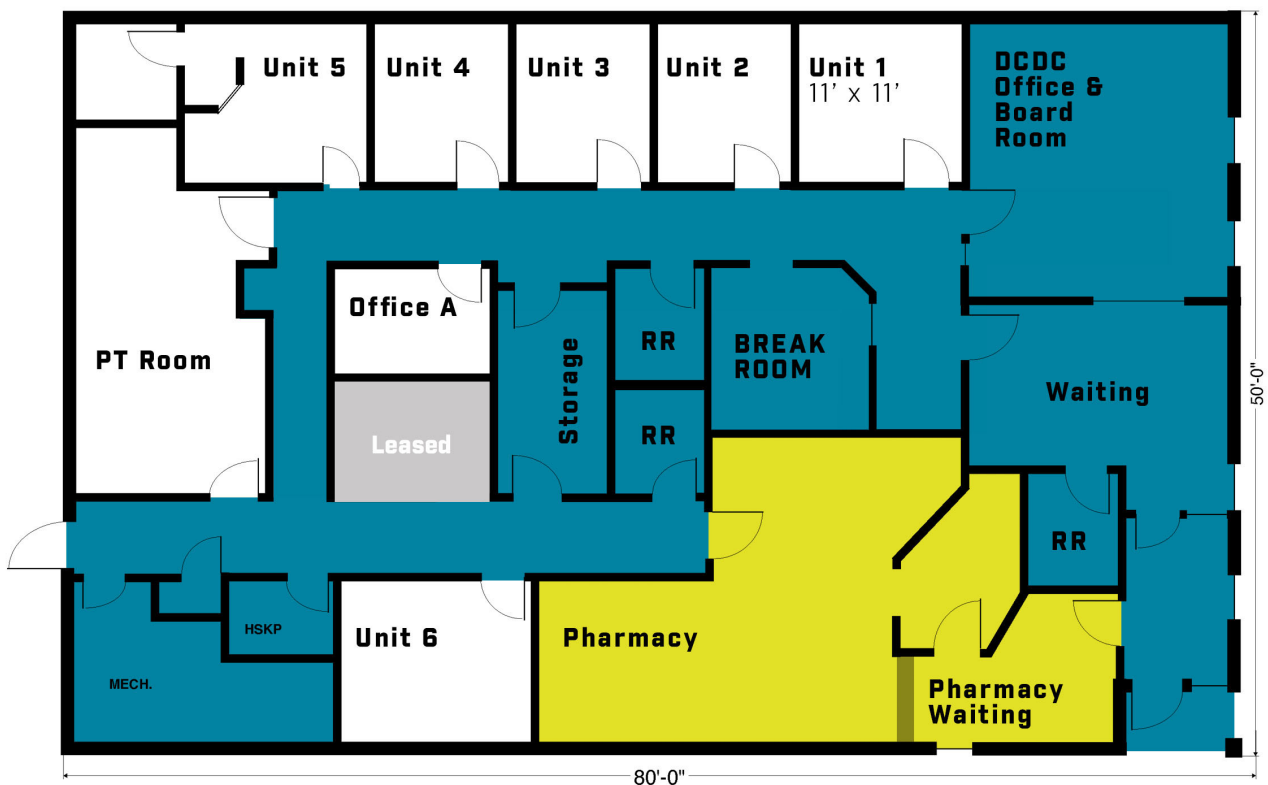
Dunlap Health Facility | 612 Iowa Ave.

COMMERCIAL SPACE TO LEASE



This 4,000 square foot modern facility on Dunlap's main street offers a variety of spaces to rent. DCDC is working to bring a pharmacy back to town and seeks to fill the remaining space with **health and wellness-related services**. Dunlap's central location between Omaha, Sioux City and Carroll makes it a prime spot to pull clientele from many rural communities and offer services more locally and conveniently.

Contact Jill Schaben at (712) 592-0801 to tour the space and discuss leasing options for one or multiple rooms. All spaces in white below are currently available. (Subject to change)



DUNLAP

living done right.

To all past and future stakeholders of the Dunlap Community Development Corporation:

The DCDC Board would like to thank you for your support over the years. Our community has seen some tremendous growth which could not have happened without the assistance of the City of Dunlap, and the support of community organizations and individuals. On the reverse side of this mailer, you will see some of the DCDC-related community highlights from the past six months alone. Visit dunlapia.com and click on "DCDC > Newsletter" to stay informed!

DCDC is currently prioritizing returning pharmacy services to town, increasing housing opportunities and creating task forces to focus on community priorities as determined by our town's recent strategic planning process.

(View the strategic planning summary at dunlapia.com.)

We look forward to seeing our community continue to grow, and we seek support to continue the positive momentum. In the past, DCDC sought funding in the form of membership dues, most recently in 2016. We have made the decision to move away from a dues collection process and instead are asking you to consider investing in DCDC as a stakeholder. Whether it's by volunteering time, becoming a committee or Board member, or through a monetary contribution, we thank you in advance for your help.

Thank you,



Jill Schaben, DCDC Executive Director



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Please pay online using the QR code or return the portion below by mailing it to DCDC, PO Box 33, Dunlap, IA 51529

Make your membership contribution payable to the Dunlap Community Development Corporation.

DCDC is tax exempt under Section 501 (c) (6).

Your stakeholder contribution payable to DCDC, though given to a worthy cause is NOT tax deductible as a charitable contribution. It MAY be deductible as a business expense. Please consult your tax advisor.

NAME: _____

ADDRESS: _____

PHONE: _____

I HAVE ENCLOSED A CHECK FOR (circle one)

Individual stakeholder: \$50.00 \$75.00 \$100.00 \$150.00 Other amount: _____

Business stakeholder: \$100.00 \$250.00 \$500.00 \$1,000.00 Other amount: _____

I HAVE INTEREST IN SERVING ON COMMITTEES/TASK FORCES THAT RELATE TO: _____

(e.g. housing, events, Main Street, beautification, parks, etc.)