



DUNLAP COMMUNITY DEVELOPMENT CORPORATION

#### Executive Director

Jill Schaben

(712) 643-2164

dunlapdcdc@gmail.com

#### Board Members

Sam Cogdill, President

Jake McAllister, Vice President

Lisa Gross, Treasurer

Julie Elder, Secretary

Jeni Martens

Austin McDonald

Steve Puck

Jake Schaben

Ben Schauer, City Council Rep.

#### Meetings

DCDC meets monthly in the DCDC office on Main Street the second Monday of each month at 4:00 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.

OCTOBER 2024

## DCDC HOSTS RIBBON CUTTING TO CELEBRATE NEW POCKET PARK

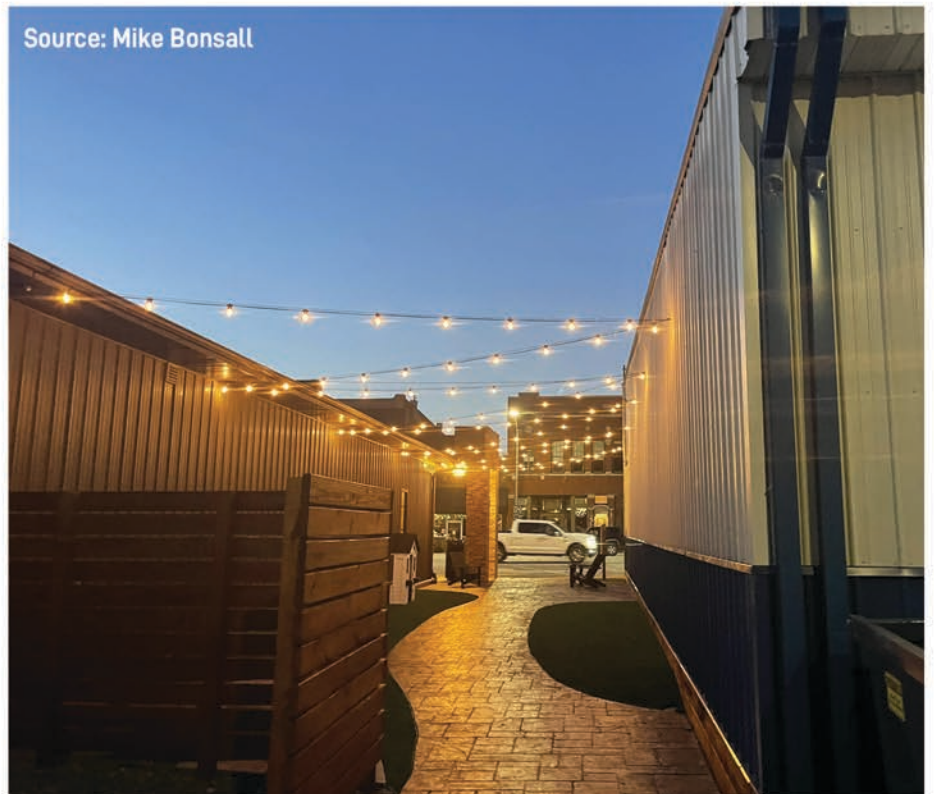
DCDC recently dedicated an evening to celebrating and thanking those who contributed to the Dunlap Pocket Park project. The idea to reinvent the space was first broached during the Dunlap Community Visioning process in 2022.



Original Rendering

"The Grants Committee took the original rendering from the Visioning Process and made some changes," explained Jill Schaben, DCDC Executive Director. "We knew we did not want to have actual grass and landscaping that would require continuous upkeep. We also knew that we wanted to have a back wall to hide the building's HVAC system, and we wanted an outdoor message board to promote current community events."

Source: Mike Bonsall





Before Beginning Project



(Cont. from Page 1)

With these considerations in mind, the Grants Committee revamped the design. Thanks to grant funding from the Iowa West Foundation and the Harrison County Foundation, and a substantial donation from Dunlap alumni, Doug Stockstad, in memory of his parents Ray and Margeurite, the pocket park project was completed.

"I have heard an overwhelming amount of positive feedback from community members regarding the new Pocket Park. I feel it will serve as a great gathering space for years to come. We are so appreciative of all of the people who helped make this beautiful little park a reality. It further enhances our already beautiful commercial district in Dunlap."

*Thank You*

**Doug Stockstad**

**Iowa West Foundation**

**Harrison County Foundation**

**Dunlap Grants Committee**

**DCDC**

**City of Dunlap**

**Bonsall TV & Appliance**

**Denison Hardscapes**

**David Behrendt**

**Petersen Manufacturing & Sullivan Supply**

**Myrlen and Susan Hein**

**Dunlap Lumber and Home Supply**

**Benjamin Schauer and**

**All Involved in the Visioning Process**

**The following individuals who wrote  
letters of support:**

**Rory Conrad**

**Kelsey Miller**

**Mayor Jason Knickman**

Denison Hardscapes pouring the sidewalk



David Behrendt volunteering time and labor

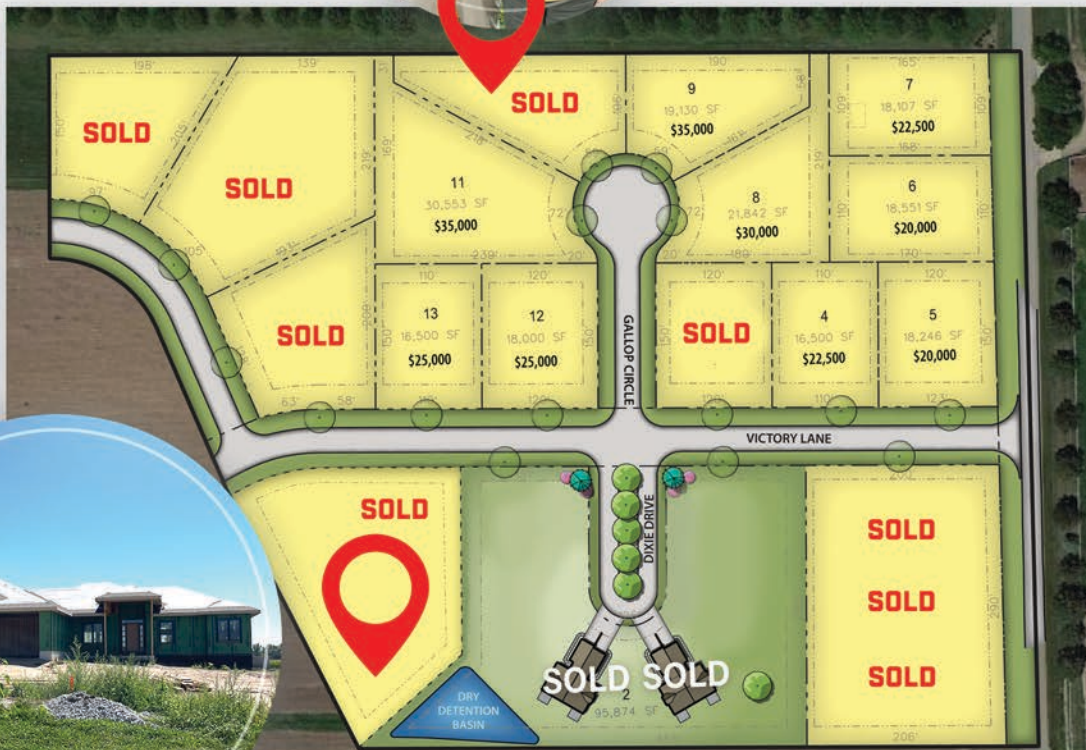




## NEW HOUSING IN PROGRESS!



Schaben Real Estate would like your help in welcoming Fran & Joe Murray to Dunlap! The Murrays purchased a lot at the beautiful Prairie Meadow Estates and will be building soon. They are looking forward to moving to our community from Jefferson, IA.



DCDC is so excited to see the active construction of a house at Prairie Meadow Estates! Jay and Kris Petersen are building a beautiful home on the lot that they recently purchased. Congrats, Petersen family on your beautiful, new home!



Please give Elizabeth Heistand with Schaben Real Estate a call or text if you are interested in purchasing a lot or touring homes currently listed in Dunlap!

(712) 267-3219

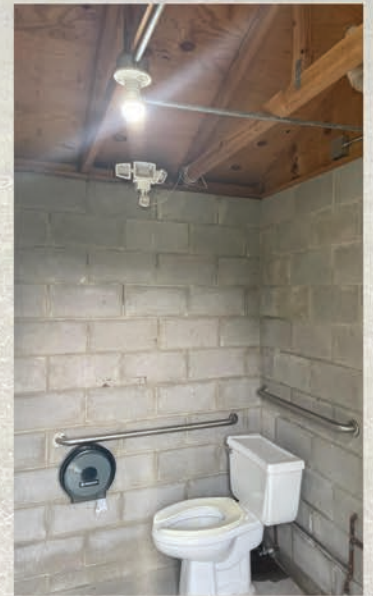


## AND THEN THERE WAS LIGHT... AT PLEASANT VIEW PARK

With funding from the Iowa DNR REAP Parks and Open Spaces Grant, received by the Dunlap Grants Committee, the City of Dunlap moved forward with returning electrical power to Pleasant View Park.

Dunlap City workers, JM Construction, Mid American Energy and Bonsall TV & Appliance worked hard to run electric poles down the hill near Dunlap Care Initiatives to a light post bordering the new playground. From that point on, the power was run underground to the restroom and two shelterhouses.

Community member, Terry Donscheski volunteered his time and equipment to re-seed 37,000 square feet of grass!



*Thank You*

Iowa DNR  
City of Dunlap  
Dunlap Grants Committee  
DCDC

-  
Bonsall TV & Appliance  
JM Construction  
Mid American Energy  
Terry Donscheski  
-

The following individuals who wrote  
letters of support:

Melissa Groves  
Donna Brasel  
Scott Nelson



## WE'LL CROSS THAT BRIDGE...WHEN WE GET THERE

With Iowa DNR REAP Grant funding, Pleasant View Park will soon be improved with a new pedestrian bridge! The old bridge has become unsafe and the new, 52' long bridge is currently being welded and powder-coated black. Once finished, it will be craned into place and a deck composite floor will be added. Stay tuned for more photos and information about the installation!



New bridge being welded at Joe's Welding in Denison





## LED SIGN

The look of Dunlap's new LED sign was completed with a solid, structural base built by Jim Hikins Construction. The deck composite for the base was purchased locally from Dunlap Lumber and Home Supply. Thank you to all who made this project possible!

### Did you know?

You can purchase space for a birthday or anniversary/ congratulatory-type message on Dunlap's new LED sign? Personal messages require prior approval from the sign manager and must be paid for in advance. The cost of personal messages is \$25/day. The message will be displayed at a 15-second interval as part of the sign rotation. The number of other displays in the sign rotation varies on any given day. Money acquired from personal messages will be put towards future maintenance of the sign!

To access the online form to request a personal message, visit [DunlapIA.com](http://DunlapIA.com) and click on "City of Dunlap" > "Dunlap LED Sign."

Please bear with us as we work through "best practices" regarding management of the new sign. It is a tremendous asset for Dunlap and we are looking for creative ways to build revenue that will ensure its ongoing protection and success. If you have any trouble requesting space on the sign, please email [DunlapDCDC@gmail.com](mailto:DunlapDCDC@gmail.com).



## REQUEST A PERSONAL MESSAGE ON DUNLAP'S NEW LED SIGN.





## HATS OFF TO (JUST A FEW) OF OUR LOCAL VOLUNTEERS!



Jill Melby and Krystal Hartmann organized a fun and successful Main Street Market event!



The BV Girl Scouts hosted a "Paws in the Pool" play event and a car wash to benefit the Harrison County Humane Society.



The Boyer Valley Youth Org. hosted a softball tournament to raise funds for youth activities.



Volunteers worked together to ensure a successful Vacation Bible School.



BV PTO sold mums to raise funds for important school-related causes and initiatives.



Volunteers work to ensure the ongoing success of the Dunlap Community Garden.



Volunteers at Saved by Grace Church painted the church's trim and entries.



## POOL GETS FRESH COAT OF PAINT AND TLC

The City of Dunlap prolonged the life of the Dunlap Community Pool when they hired Dreyer Painting recently to caulk, patch, paint and seal the pool floor.

The result is not only in making the pool more aesthetically pleasing. These improvements also ensure the pool will last longer, and increase efficiency by ensuring the pool holds water better.

This improvement is one of many that the City of Dunlap has absorbed this year, including the installation of a new pool heater. Many enhancements and upgrades have been made at the pool in recent months and the costs of these improvements has been offset by the King Foundation Grant and community donations.





## HOUSES FOR SALE IN AND AROUND DUNLAP!



### **3124 Earling Rd, Dow City, IA**

**\$149,500**

3 BR | 1.5 BA | 1.15 Acre Lot

Schaben Real Estate LLC

Elizabeth Heistand (712) 267-3219



### **1514 Nelson Park Rd, Dow City, IA**

**\$329,000**

4 BR | 1.5 BA | 3.57 Acre Lot

Schaben Real Estate LLC

Elizabeth Heistand (712) 267-3219



### **1141 State Hwy 37, Dunlap, IA**

**\$186,500**

3 BR | 2 BA | 3.36 Acre Lot

Schaben Real Estate LLC

Elizabeth Heistand (712) 267-3219



### **720 Jeroleman St, Dunlap, IA**

**\$228,000**

3 BR | 4 BA

Neppl Real Estate

James Brown (712) 269-4930



## HOUSES FOR SALE IN AND AROUND DUNLAP!



### **1562 Spokane Ave., Dunlap, IA**

**\$289,000**

4 BR | 2 BA | 6.2 Acre Lot

Realty One Group Sterling - Woodbine

Patricia Reisz (712) 592-0223



### **2017 Beech Rd, Dunlap, IA**

**\$399,000**

4 BR | 2 BA | 10.15 Acre Lot

Realty One Group Sterling - Woodbine

Patricia Reisz (712) 592-0223



### **3818 105th St, Dunlap, IA**

**\$389,000**

4 BR | 2 BA | 4.4 Acre Lot

Realty One Group Sterling - Woodbine

Patricia Reisz (712) 592-0223



### **801 Victory Ln, Dunlap, IA**

**\$475,000**

2 BR | 2 BA

United Country Loess Hills RE

Rod Foutch (402) 290-2358

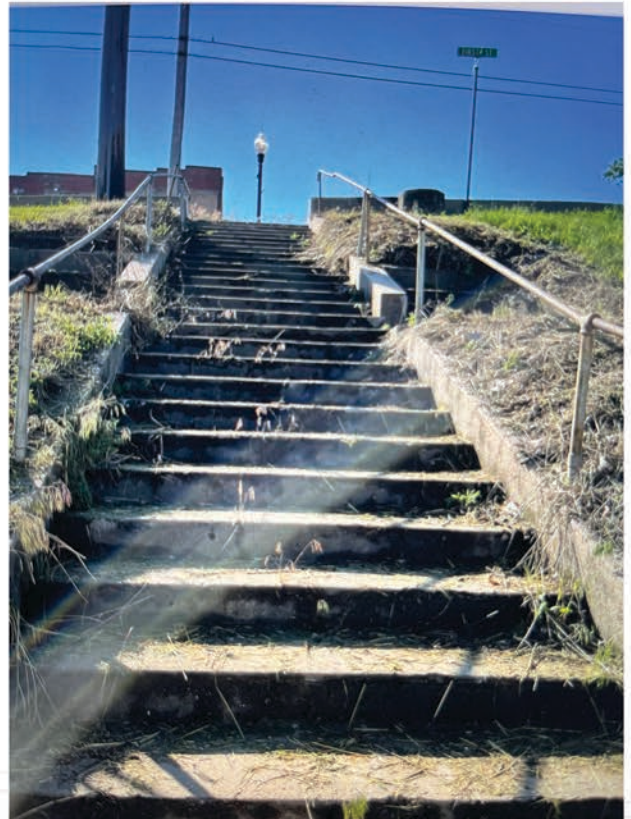


## RAILROAD HERITAGE STAIRS

The Dunlap Railroad Heritage Stairs saw tremendous progress in the last few months. With funding from the Harrison County Foundation, an FMCTC Grant, an Aueron Grant, and a Wal-Mart Grant, plus donations from the sales of "Railroad Spike Grasshoppers," this phase of the project was seen to completion!

Greg Stinn and Larry Heller, with the help of Mayor Jason Knickman installed the new stair railing and the new angled display boards. The boards share fascinating information about the historic stairs, the depot and hotel that once existed in this part of town, and info about how the Boyer River was straightened.

If you can't make it to visit this attraction in person, or if stairs are difficult for you, we encourage you to view the information online. Visit [DunlapIA.com](http://DunlapIA.com) > "Events and Recreation" > "Railroad Heritage Stairs"



*Thank You*

Harrison County Foundation

FMCTC Grant

Aureon Grant

WalMart Grant

Dunlap Grants Committee

DCDC

City of Dunlap

Larry Heller, Greg Stinn & Jason Knickman

Becky Berens, BV FFA and Ag Class

Linda Lehan, Sue Nemitz & Barb Corey

All who purchased spike grasshoppers

Nick Braun, Welder

Micheal Bonsall

All who donated perennials



# COMMERCIAL SPACES FOR LEASE IN DUNLAP



**124 1/2 IOWA AVE**

Contact Judy Schoenherr  
(712) 269-0769



**605 IOWA AVE**

Contact Dede Sullivan  
(712) 263-0875



**707 IOWA AVE**

Contact Jayne Klein  
(712) 592-0346



## NEW BOOK IN STORYWALK!

Check out the new story recently installed in the Dunlap StoryWalk fixtures at Pleasant View Park!

*"Discover that school is more than just a building. Our latest Storywalk book is now available for you to explore. Head on over to Pleasant View Park and enjoy the outdoors while immersing yourself in a wonderful story."*

- Ashley Schaben, Dunlap StoryWalk Manager



# SAVE THE DATES!

## **DCDC Presents: Dunlap Shop Hop**

Nov. 22, 4-8 p.m.

Dunlap Main Street



## **DCDC Presents: Dueling Pianos**

Feb. 1, 2025

More Info to come!