



# YEAR IN REVIEW

2022 - 2023



# APRIL 2022



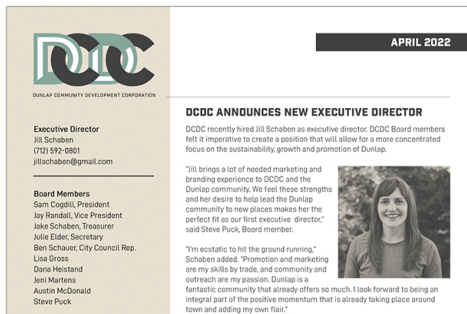
DCDC hired Jill Schaben as executive director. Board members felt it imperative to create a position that allows for a more concentrated focus on the sustainability, growth and promotion of Dunlap.



DCDC elected two new Board members: Julie Elder and Jeni Martens.



DCDC Events Committee hosted the Annual Easter Egg Hunt.



DCDC presented their first quarterly newsletter with new branding.



DCDC unveiled new branding for both DCDC and Dunlap.

DCDC implemented the "That's How It's Dun" award program to recognize community members for volunteer service work.



A ribbon cutting ceremony was held for Common Grounds and Schaben from Scratch.

MAY 2022



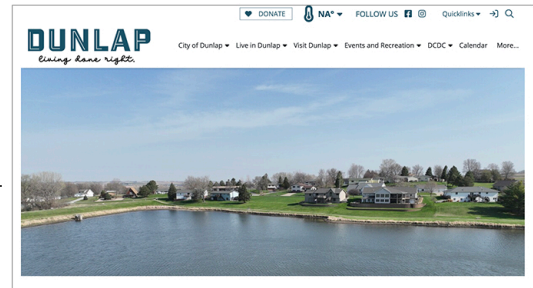
DCDC helped to start the Dunlap Flower Club - a group of community members who are focused on enhancing Dunlap's main street and public areas with greenery.



DCDC initiated a community grant-writing committee. This committee reached out to Erinn Brasel at BV Schools to instate a sun protection curriculum as a requirement of a shade protection grant the committee is pursuing for the community pool.



DCDC wrote a press release to draw attention to the building remodel projects pursued by Klein Senior Insurance.



DCDC redesigned the Dunlap, IA website, reorganizing information for easier use and adding new photos and options.



DCDC organized a Spring Shop Hop event to encourage commerce in Dunlap's business district.



DCDC planted new perennials to enhance the welcome sign on the north side of town.





DCDC implemented the addition of three new community murals, including an ag-themed mural that engaged students from the Boyer Valley FFA throughout each step of the process.



DCDC wrote a press release and a ribbon cutting ceremony was held for Mefferd's Milestones, a childcare facility on Dunlap's main street.



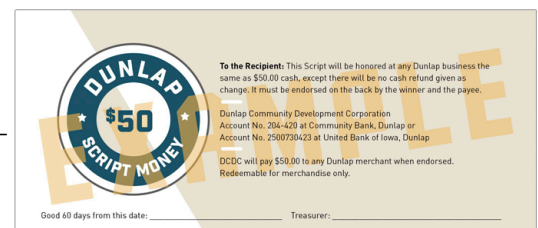
DCDC worked with Wesco Industries to get the Dunlap pool benches painted and initiated fundraising to get a new pool speaker system.



DCDC purchased the building formerly occupied by Burgess Family Clinic and Pharmacy, intending to lease the space to new tenants to ensure a thriving main street.



DCDC, the City of Dunlap and BV Schools collaborated with community members in a strategic planning program to determine Dunlap's greatest needs.



DCDC rebranded their Dunlap Script Money and shared information with the community about the program and how it works.



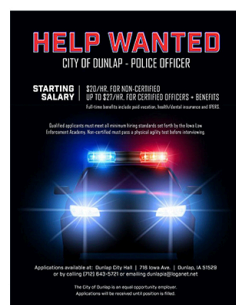
# JULY 2022



The DCDC Events Committee organized Dunlap's annual 4th of July parade and celebration. DCDC funded all of the family-friendly activities in the park and all promotions for the event. DCDC also contributes half of the funds required for the community fireworks each year.

DCDC resurrected Dunlap's online calendar, making it easier than ever to view upcoming community events.

July 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 8:00pm: Golf Tournament 8:00pm: Live Church 8:00pm: Street Dance	2 Independence Day Celebration Live Church Live Church	3	4	5	6 8:00pm: Trunk or Treat Live Church	7
8	9 8:00pm: Concert Live Church	10 8:00pm: Concert Live Church	11 8:00pm: Concert Live Church	12 8:00pm: Concert Live Church	13 8:00pm: Concert Live Church	14 8:00pm: Concert Live Church
15	16 8:00pm: Concert Live Church	17 8:00pm: Concert Live Church	18 8:00pm: Concert Live Church	19 8:00pm: Concert Live Church	20 8:00pm: Concert Live Church	21 8:00pm: Concert Live Church
22	23 8:00pm: Concert Live Church	24 8:00pm: Concert Live Church	25 8:00pm: Concert Live Church	26 8:00pm: Concert Live Church	27 8:00pm: Concert Live Church	28 8:00pm: Concert Live Church
29	30 8:00pm: Concert Live Church	31 8:00pm: Concert Live Church				



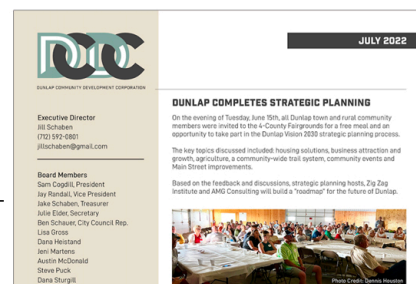
DCDC began assisting the City of Dunlap and a variety of nonprofit community organizations with the development of pertinent marketing materials.



DCDC sponsored the community's annual Art at the Park, a family-friendly event that encourages hands-on creativity and fun.



DCDC promoted tourism opportunities by creating a video and brochure about the "Mural Walk," an activity that encourages people to walk all of Dunlap's murals.



DCDC shared a summary of the community strategic planning results and began creating focus groups to ensure all goals are met in the coming years.

Dunlap's top objectives include:

- Ag Center of Excellence
- Main Street Attraction
- Enhancing Community Events
- Increasing Affordable Housing Opportunities
- Constructing a Walking Trail





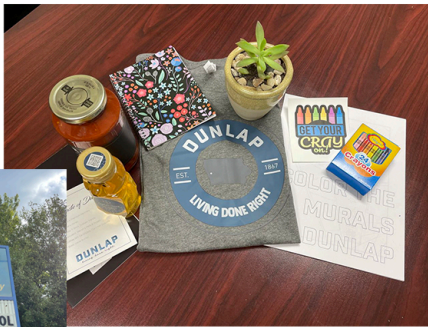
## Dunlap Wellness Center Feedback

We want to hear your feedback so we can keep improving our community/school wellness center. Please fill this quick survey and let us know your thoughts (your answers will be anonymous).

DCDC helped to recruit members and reinstate the Dunlap Parks and Wellness Boards. DCDC assisted in the development and facilitation of a Wellness Center survey to help these Boards improve the facility and its processes.



DCDC helped organize a supper at the Gold Slipper for all Boyer Valley teachers and their spouses, hosted by Sam and Sue Cogdill.

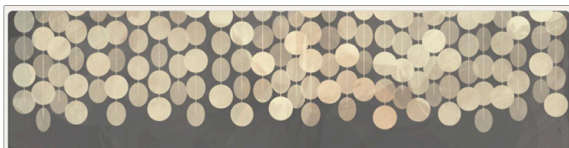


DCDC took special care to welcome students and teachers back to school, chalking special messages on school sidewalks.

DCDC also shopped locally to create gift bags for all teachers new to town.

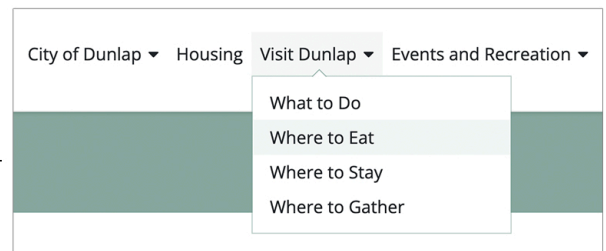


DCDC designed and sold Dunlap-themed merchandise online and on site at the Dunlap Farmer's Market.



## Dunlap Alumni Event Feedback

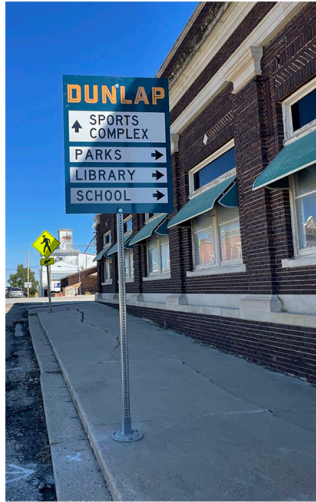
DCDC assisted the Boyer Valley Alumni Organization with the development and facilitation of an alumni event feedback survey. Enhancing community events is one of the objectives as determined by the strategic planning process.



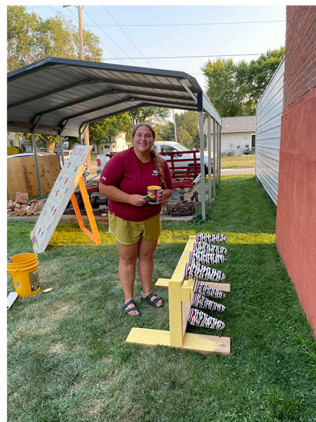
DCDC enhanced the community web site with information for visitors on activities, as well as the places in town to eat, stay and gather.



Wayfinding signs were installed in town. This project was made possible by the efforts of many people. Funding for these signs was raised during Dunlap's 150th celebration. The City of Dunlap and DCDC worked with the DOT to determine what destinations could be incorporated on the signs and where they could be placed.



DCDC organized a group of volunteers to paint and repair Dunlap's historic carnival games.



DCDC and the City of Dunlap teamed up to support Boyer Valley Schools, pulling a float through the Homecoming Parade.



DCDC organized a community service project for the Boyer Valley FFA. Local youth dug out a historic flight of stairs at the bottom of Dunlap's main street and planted perennials at the site.



DCDC created new promotional materials to encourage the sale of a remaining housing lot at the Pleasant View housing development.

Creating affordable housing opportunities was one of the top community objectives per Dunlap's strategic planning initiative.



DCDC assisted with the inception of the Dunlap Flower Club - arranging for Myrleen Hein to create seasonal stakes for main street planters.



# OCTOBER 2022



A press release was created and a ribbon cutting ceremony was held for Massage by Ella.



DCDC organized a carnival event in collaboration with the BV Drill Team. The purpose of the event is to serve as an annual fundraising event for various community organizations.

DCDC worked with the IGNITE Pathways program to arrange for youth to reroof the shed on the DCDC building.



DCDC continued to make very focused efforts to draw additional tenants to the DCDC building. DCDC made cold calls, created push marketing campaigns and gave many tours in hopes of uncovering relevant opportunities.



DCDC organized a Railroad Heritage Committee to continue focusing on the historic railroad stairs project.



DCDC engaged the Dunlap Flower Club in a project to help beautify the Dunlap Community Pool. DCDC's goal was to create the club and help them morph into an independent club.



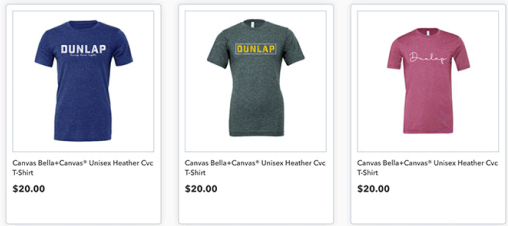


The DCDC Events Committee hosted a very successful Winter Shop Hop.

The DCDC Events Committee encouraged community spirit by organizing a holiday business window display contest.



The DCDC Events Committee hosted a community lights contest and encouraged Christmas tree decorating at Boyer Valley Schools.



DCDC worked with a local business to offer Dunlap merch for sale online ongoing with proceeds being returned to community projects.

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)

DCDC maintained focus on leasing space in the DCDC Building.



A press release was developed and a ribbon cutting ceremony was held for Roberto's Pizza.





DCDC recruited mental health services to a brick and mortar location in town, finalizing a lease agreement with Family Connections



DCDC helped the senior center by developing possible remodel renderings and writing two grant applications in an attempt to help fund the proposed projects.

DCDC helped to promote and fund the annual "Santa Visit" to the Dunlap Public Library.



The Dunlap Flower Club installed Christmas stakes and greenery in the main street planters. The Dunlap Flower Club plans to move forward independently from DCDC in 2023.



DCDC assisted the Dunlap Railroad Heritage Committee with a fundraiser to pull funds for ongoing community projects pertaining to railroad history.



In an effort to keep focus on Dunlap's strategic planning initiatives, a committee was developed to focus on the Ag Center of Excellence project and leads were contacted to instate the Dunlap community foundation.



# JANUARY 2023



DCDC recruited pharmacy services to return to Dunlap, finalizing a lease agreement with OneroRX.



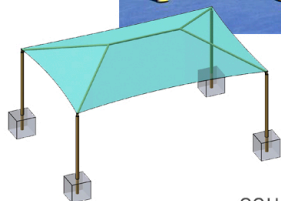
DCDC produced marketing materials that draw attention to the variety of activities that can be enjoyed seasonally in and around town.



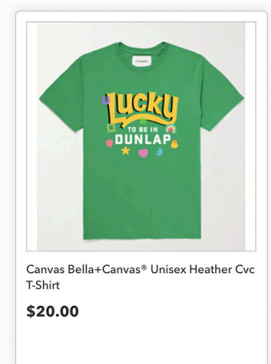
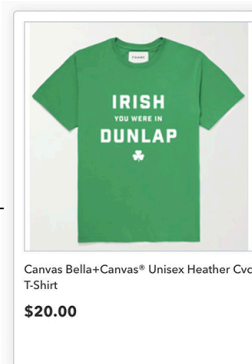
The Dunlap Railroad Heritage Committee received an FMCTC grant to pursue projects related to the historic stairs near lower main. This Committee's efforts were featured in "The Switch Lamp," a newsletter produced by the Iowa Chapter of the National Railroad Historical Society.



DCDC worked with the City of Dunlap to gain City approval for courtesy parking signs for the Dunlap Senior Center. The City plans to help install these signs in the Spring of 2023.



The DCDC/City Grants Committee began writing grant applications with the goal of adding a pickleball court to the Dunlap City Park. The Grants Committee is also applying for funds to add permanent shade structures at the Dunlap Pool.



DCDC designed St. Patrick's Day themed shirts to increase community pride and fundraise for ongoing community projects.



FEBRUARY 2023



## Horizon PHYSICAL THERAPY

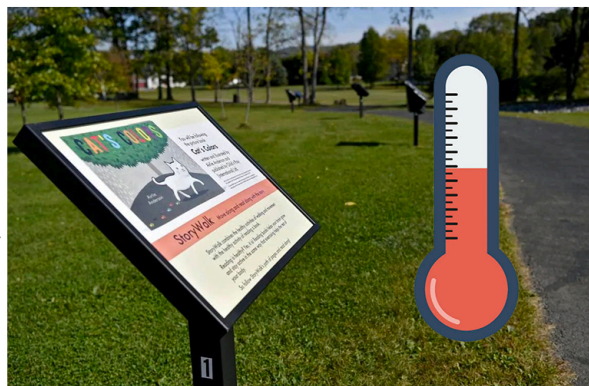
DCDC recruited Horizon Physical Therapy to offer services in town. A lease agreement was finalized for Horizon PT to utilize space in the DCDC building.



Remodel work began in the DCDC building. Spaces that will house the pharmacy and the physical therapy services require some renovation work.

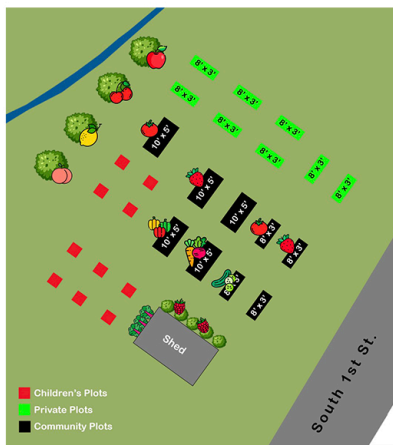


DCDC developed a press release and hosted a ribbon cutting ceremony for Vintage Envy Boutique.



DCDC shared information with the community about the Dunlap StoryWalk project to help fundraise and draw attention to the project.

DCDC assisted the Boyer Valley Girl Scouts with the creation of informational materials in an effort to help promote their community garden project.



The DCDC Events Committee was successful in gaining sponsors for the annual Easter Egg Hunt.



# MARCH 2023



Dunlap Supporters -

As I round the corner on my first year in the position of DCDC Executive Director, I am pleased to share with you some of the things I experienced and learned, as well as the objectives that DCDC has for the year to come.

First, I would like to express my deep gratitude for DCDC. I will admit, that I knew minimal about DCDC's portfolio when I started this job, but I quickly learned how DCDC has been a pivotal contributor to the growth and sustainability of our community for over twenty years.



The most recent and relevant example of DCDC's successes is the purchase of the building former owned by Burgess Health and Pharmacy. Without DCDC, I speculate what the long term use of the building would be. With a lot of square footage, a unique layout, and pressure from the community to return pharmacy services to town, DCDC had an uphill challenge in their efforts to occupy the space. However, I can share with great enthusiasm - in the words of one of our City Council members, "DCDC continues to make lemonade from lemons," with the recruitment of three new wellness related entities to town and more space yet available to lease.

As important as DCDC is, the Board and its focus is nothing without a supportive community. This support is amplified by a thriving relationship with the City of Dunlap and Boyer Valley Schools. I have had the exciting opportunity of witnessing firsthand the strengthening of these important relationships in the last year. DCDC relies heavily on assistance from both of these entities in our efforts to move the community forward and greatly appreciates these entities and their shared intentions.

I would be remiss to not mention that Dunlap businesses and Dunlap community members are the heart of our community. Whether the support comes in a monetary form, or in the form of volunteer work, a community is only as good as the people who live in it and nurture it. DCDC recognizes a very high level of support from our community members. Dunlap is a place of "Living Done Right" because of you. I want to convey a special thank you to our current stakeholders and committee members.

In the coming year, DCDC is excited to continue strengthening relationships and being more transparent about our projects and priorities. We will keep our attention on the goals determined by the 2022 strategic planning process, as well as our Board's ongoing mission.

If you have questions about what DCDC does or plans to do - reach out.  
Thanks for making Dunlap a great place to live and do business!

Jill Schaben  
DCDC Executive Director





#### **Executive Director**

Jill Schaben  
(712) 592-0801  
DunlapDCDC@gmail.com

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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 second Monday of each month at 4:00 p.m.

#### **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.