



THE LAND USE BULLETIN

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RECOGNIZING QUALITY DEVELOPMENT

by Ed Fallon

Maybe I live a sheltered life, but I honestly don't know a single human being who has ever gazed upon a big-box store and exclaimed, "Ah! Such beauty!" I will further confess that it's hard for me to drive by a sprawling subdivision of taupe-colored homes without making a face resembling that of a child who has just had his first taste of lemon.

But the truth is, while ugly, drab and poorly-planned still seem to be the norm, a lot of attractive, good-quality development is happening across the state of Iowa. It's time we recognize these successes and the vision and effort behind them.

With that in mind, we're announcing our first annual Best Development Awards. While we must regrettably stop short of offering big cash prizes and Caribbean cruises, recipients will be announced at a press conference this fall and will receive a token of our appreciation at our annual meeting on September 29th in Kellogg.

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So, the search is on. We need YOUR help to recommend nominees in the following categories:

1. Best new residential development (*Western Iowa*)
2. Best new residential development (*Central Iowa*)
3. Best new residential development (*Eastern Iowa*)
4. Best new commercial development (*Western Iowa*)
5. Best new commercial development (*Central Iowa*)
6. Best new commercial development (*Eastern Iowa*)
7. Best residential redevelopment (*Western Iowa*)
8. Best residential redevelopment (*Central Iowa*)
9. Best residential redevelopment (*Eastern Iowa*)
10. Best commercial redevelopment (*Western Iowa*)
11. Best commercial redevelopment (*Central Iowa*)
12. Best commercial redevelopment (*Eastern Iowa*)

Our selection committee will pick winners in September. You'll find the nomination form on page 10. If someone in your community deserves recognition for a quality development or redevelopment project, please take a few minutes to nominate them and their work. This is one positive way we can reinforce good development practices and move beyond a bleak landscape of cookie-cutter homes and big-box stores.



See Duffy's animated cartoons online: www.DesMoinesRegister.com/duffy

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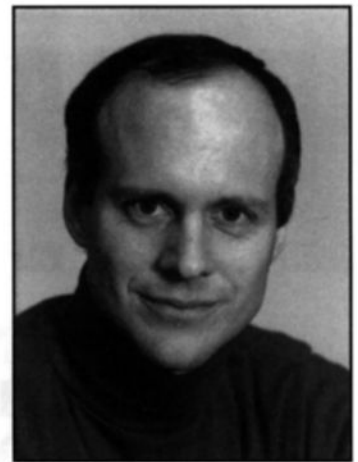
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GROWIN' TIMES

PLEASE DON'T READ THIS COLUMN!

by Ed Fallon



Normally, when someone writes a headline like the one above, most people's inclination is to devour every word on the page. But I know most of you personally, and you're better than that. You're intelligent, sophisticated and you don't like people wasting your time. You have more important things to do than read some two-bit politician's mea culpa. So, with the exception of about six of you, you've moved on to the really important stuff elsewhere in this newsletter.

Well, tricked you! This is a case of reverse reverse psychology. We really DID screw up. (*Notice how I shamelessly shifted to first-person plural once the matter of blame was established.*) To the six readers still with me, here's the scoop:

Last year, we ordered 1,000 T-shirts and had them printed at a locally-owned shop. But we never thought to ask our printer where the shirts came from. Now we cringe every time we read the tags: "MADE IN EL SALVADOR".

You see, our concept of Buy Local doesn't include T-shirts assembled in Latin American sweat shops, many of them exploiting child labor. Wages in garment factories average about 50 cents to \$1 an hour, and the work-day often lasts 10-12 hours in sweltering conditions. It's not uncommon for workers to put in 90 hours a week to meet production deadlines.

I spoke with Scott Nova of Worker Rights Consortium, a group that documents such labor and human rights violations. "One common health problem is exposure to cotton dust," said Scott. "Employers often don't provide masks, and the cotton dust gets into workers' lungs causing long-term health problems. Exposure to the chemicals used in dying is another major safety hazard."

So what are WE going to do? Well, we decided against a big bonfire. Instead, we're going to attach a note to each shirt letting buyers know of the problems facing workers in garment factories and encouraging people to think carefully about the ramifications of their shopping decisions. We further pledge to strive to be role models of consistency in the future.

Finally, if I may be so bold . . .

WE HAVE A LOT OF T-SHIRTS TO SELL!

Please consider buying one for every friend you've ever had, and in doing so, help advertise two important causes: 1000 Friends of Iowa and Worker Rights Consortium.

For more information about the problems facing garment factory workers, contact Scott Nova at Worker Rights Consortium: (202) 387-4884 (x 202) or www.workersrights.org.

**Our concept of
"Buy Local"
doesn't
include
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assembled in
Latin American
sweat shops.**

IT WAS A CHARMING CHAPTER

by LaVon Griffieon

I'm getting much sympathy these days for my premature departure from the City Development Board. One woman wrote to say the news made her "feel lower than a snake's belly in a wagon track". Joe Average would probably be a little hurt if a powerful group of decision makers stated, "We don't want your services any longer!" But I've never been accused of being average, so my line of reasoning is, "Consider the source."

It wasn't the people of Iowa who wanted me off the board. The citizens who weighed in were saying the exact opposite. It was developers, homebuilders, the League of Cities and the largest Chambers of Commerce who wanted me out. So when I consider the source of the dissent over my appointment, I feel flattered.

The battle waged between me and the lobbyists in front of the Senate Chamber made for good spectator sport. I had a wonderful time meeting Senators and discussing my "anti-growth extremism", as the Greater Des Moines Partnership stated in an e-mail. They claimed my record of 8 no votes out of a total of 67 votes cast demanded "an aggressive 'Vote No' response" to my appointment. If you like the story of Chicken Little you'll love the e-mail sent out by the Greater Des Moines Partnership. We've posted it on our web page. Read and enjoy.

In the end, I lost the appointment by only two votes. I can defend my eight "no" votes while I served on the Board. I wonder if Senators Deluhery, Drake, Flynn, Gaskill, Gronstal, Hansen, Horn, Iverson, Johnson, Kramer, Maddox, Redfern, Redwine, Tinsman, Veenstra, and Zieman can explain their votes against my confirmation (Greiner and McLaren opted to skip the vote). If one of them is your Senator, why don't you ask for me? I'd love to know.

Being on the Board for nine months and going through the confirmation process was an educational experience. It confirmed things I suspected. Development in Iowa is developer-planned and driven. It is financed on the backs of taxpayers with TIF, tax abatement, new roads and an assortment of other

subsidies. This is sold to the public as economic development, but it isn't. It is an economic shift from locally-owned businesses to big-box store corporate headquarters.

There have been positives gained in this defeat. My work has brought public attention to an important board that many Iowans didn't even know existed. It has raised consciousness about land-use issues and where our state leadership is taking us. I have formed good working relationships with a majority of Iowa's Senators.

I can think of only one thing to be sorry about: the citizens of Iowa who place their trust in leaders to make informed, visionary decisions for the future of our state. Those leaders, the political games they play and the preference they give to paid lobbyists over their own constituents are the sorriest statement in this entire matter.

It's been a charming chapter in the land-use saga of my life, but the book isn't closed yet.



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STATE TO SELL NATURAL AREA TO CITY



The City of Arnolds Park in the scenic Iowa Great Lakes region is proposing an annexation that has many residents upset. The annexation includes a sizable area of grassland and wetland owned by the Iowa Department of Natural Resources. The area is used by local hunters, trappers and bird-watchers, among others.

Even though Arnolds Park hasn't indicated an interest in developing the land, many suspect that some type of development would be deemed the ultimate "highest and best" use. It is certainly likely that, once inside the city, restrictions would be placed on the land's use for hunting and trapping. Furthermore, some people question whether a state agency should be in the business of selling public land. Action on the proposal by the City Development Board is expected this summer.



PROPOSED TRACK STIRS CONTROVERSY

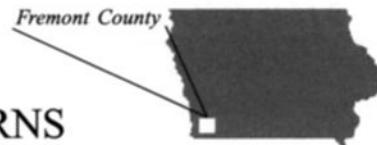
A motor speedway that will seat 40,000 spectators with plans for future expansion has been proposed for development near Newton. The property, belonging to Jasper County citizens since 1868 and historically the Jasper County Home (or Poor Farm), is slated to be given to a developer from California. This is particularly troubling since the supervisors recently paid for improvements to the property. Furthermore, the Animal Rescue unit located there may have to move from its new facility.

Over 800 Jasper County residents have signed a petition to stop the proposed project. Some of the concerns raised include:

- The "giveaway" of \$5.8 million worth of county property, which includes 420 acres of rolling pastures and cropland with an average corn suitability rating of 68.6.
- The risk of a possible tax increase to help pay for the project's roads, sewer systems, police/medical/fire support, etc.
- The impact on residents' quality of life due to noise, dust, traffic and decreased property values.

For further information, contact Marvin M. Woods at mwoods@pcpartner.net or (641) 792-0061.

CELL TOWERS RAISE CONCERNS



Jim Baylor, a 1000 Friends' member in Fremont County, is working to ignite public interest in the siting of communication towers. Even among cell phone users, concerns are being raised:

- Many of these towers are located in a manner that is very unsightly.
- Farmers who have a cell tower next to their property have complained about ice falling off the tower and damaging their buildings and fences.
- Some have expressed concern about the effect on migratory birds, including one incident in Kansas where 10,000 birds allegedly died in one night.

Last year, Jim tried to get his county supervisors to change their zoning ordinance to allow for more careful siting of towers, but to no avail. He is interested in hearing from others across the state who may share similar concerns, and he can provide suggested text for a county zoning ordinance. You can contact him at (712) 628-4201 or jbaylor@sidney.heartland.net.

TRANSPORTATION SOLUTIONS FOR JOHNSON COUNTY



In April, environmentalists, urban planners, bicycle enthusiasts, students, professors and advocates for persons with disabilities joined together to plan a grassroots alternative transportation conference in Iowa City. Alisa Meggitt, a 1000 Friends board member, was instrumental in organizing the effort. The Conference, entitled "Alternative Transportation Solutions for Today and Tomorrow", took place after a year of planning and preparation. The three major themes were:

- Transportation and urban sprawl.
- Transportation for persons with disabilities.
- Increasing transportation options in our community.

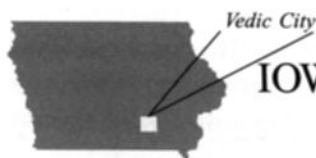
Among 35 speakers was Jane Holtz Kay, a nationally known writer and author of *Asphalt Nation*. A total of 110 people attended the conference, which included bus and bicycle tours and concluded with a visioning exercise for transportation options in Johnson County. The final grassroots vision statement is still in process, and if you are interested in participating, contact Alisa at nabu1998@aol.com or (319) 354-1850.

RURAL SUBDIVISION VEXES MADISON COUNTY FARMERS



Dennis and Kate McLaughlin operate a farm that has been in the family for five generations. A proposed 25-home subdivision adjacent to their crops threatens to compromise their ability to farm. One potential conflict is the lake and swimming beach that are currently under construction for use by the subdivision's eventual residents. Dennis is concerned that, in the case of contamination, his farm might be blamed. Another issue is fences. Who will be responsible for maintenance? And will the fences be adequate to keep the McLaughlin livestock from straying onto those nice green lawns?

Dennis is pleased that, compared with other developers in the area, this project's developer — Robert Trausch — has been reasonable to work with. "He has really bent over backwards to try to accommodate neighboring farmers," says Dennis. "Now, we're hoping the covenant residents agree to assures that the rights of farmers are respected."



IOWA'S NEWEST CITY TAKES SHAPE

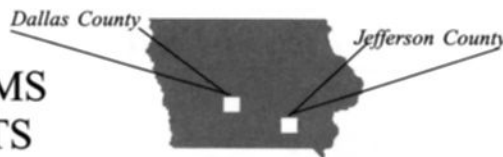
After Texas, Iowa has the most cities of any state in the nation at 950. As of May 22nd, Iowa added its first new city since 1982: Vedic City, two miles north of Fairfield.

Vedic City's birth has not been without significant controversy. The city is connected to the Transcendental Meditation movement and will add an unusual urban design to the rural Iowa landscape. While some people are uncomfortable with the shape and style of the city (some of which has already been built), most of the controversy involves:

- Concern over the loss of 650 acres of prime farmland.
- The use of nearly \$2 million in tax increment financing.
- Potential conflicts between residents of Vedic City, Fairfield, and rural Jefferson County, including a possible annexation of additional farmland.
- Uncertainty over how Vedic City will provide fire protection to its residents.

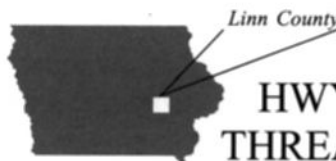
For their part, proponents point out that much of the city has already been built, and it makes sense to have the area function as a city instead of as unincorporated rural development.

PROBLEMS WITH PITS



Gravel pits are the recent cause of land-use conflicts in both eastern and central Iowa. In Dallas County, a quarry has operated near Booneville for many years and is presently expanding into an area that has been permitted for mining since the early 1980s. Yet some of the new residents in the area are upset about the expansion. They hope the quarry will be annexed into West Des Moines and then zoned out of existence. On the other hand, some rural residents and those living in unincorporated Booneville fear West Des Moines more than the quarry. Fates hinge on the success or failure of a proposed 6,600 acre West Des Moines annexation, which should be decided by the City Development Board later this year. If the annexation is approved, West Des Moines will increase its land mass by over 30 percent.

In Jefferson County, south of Fairfield, a proposed gravel pit met with stiff resistance last year. The basic concerns were familiar: noise, dust, traffic and a general erosion of the quality of life. But in this case, the people were there first, and when they bought or built their homes and farms, they didn't bank on having a quarry for a neighbor. The matter came to a head earlier this year, but because of the lack of county zoning, there was nothing to prevent the gravel pit from moving forward.

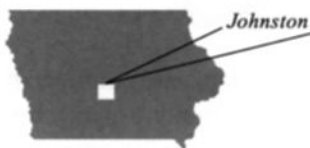


HWY 100 EXTENSION THREATENS PRESERVE

Linn County residents oppose a proposal for an \$86 million, 8-mile extension of Highway 100 around the northwest side of Cedar Rapids because it is likely to harm Rock Island State Botanical Preserve. Opponents are also concerned about the highway's cost, potential furtherance of urban sprawl, and impact on the Holland Orchard (a leading regional apple orchard).

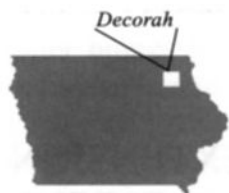
The Rock Island State Botanical Preserve is owned and managed by the Linn County Conservation Board. The Board opposes the highway extension because of likely harm from pollution, habitat fragmentation and runoff. At risk are the rare plant, butterfly and skipper species which live on the preserve's native sand prairie and wetlands. Of the 120 butterfly species in Iowa, over half have been found at the preserve.

Letters opposing the road can be sent to Bobby Blackmon, Iowa Division Administrator, Federal Highway Administration, 105 Sixth St., Ames, IA 50010-6337 or to Iowa.FHWA@fhwa.dot.gov. For information on local opposition, contact Rob Hogg at (319) 247-0223 or Rkhogg@aol.com.



JOHNSTON CITIZENS CHALLENGE USE OF TIF

Historically, Tax Increment Financing has been a wonderful means of fixing up blighted downtowns and neighborhoods. But law changes over the past 15 years have allowed TIF to become more of a subsidy for urban sprawl than a tool for redevelopment. Johnston Concerned Citizens have been trying to bring some sense to the city's use of TIF, and they recently took out an ad in the local paper, *The Bull's Eye*. As a point of information and for its charming creativity, we've reprinted it (*left*) in its entirety. For more information, contact Jackie Fleming at (515) 253-0915 or jaci51@home.com.



AIRING DIRTY LAUNDRY IN DECORAH

A special election in Decorah scheduled for June 19th has come about, in large part, because of an unusual incident at a city council meeting earlier this year. A Decorah resident addressing the council complained about the bad smell of burning leaves, whereupon the now-resigned councilman quipped that the man's underwear smelled too. The incident just wouldn't die, and eventually the councilman decided he'd had enough and resigned.

Across the river in Galena, Illinois, changes in the city council lead to Wal-Mart's decision not to expand in that city. Citizens for Responsible Development in Decorah are hoping that the upcoming special election provides them a similar edge in their battle against Wal-Mart. In a four-way race on May 22nd, Jerry Aulwes received 949 votes — just 8 short of the simple majority needed to win the election. As a result, the June 19th run-off will determine Decorah's new city councilman.

INTERNS



Liz Williams-Chaffin is coordinating a project to put together a directory of lawyers with expertise in various areas of land-use law. She works with Iowa Health Care Association on regulatory and legislative issues, including the nursing staff shortage in long-term care. She studied law at Drake University and has a bachelor's degree in political science and environmental studies from Iowa State University. When Liz has completed her project, the legal directory should prove of great assistance to people across the state embroiled in sticky land-use conflicts. Thanks, Liz!



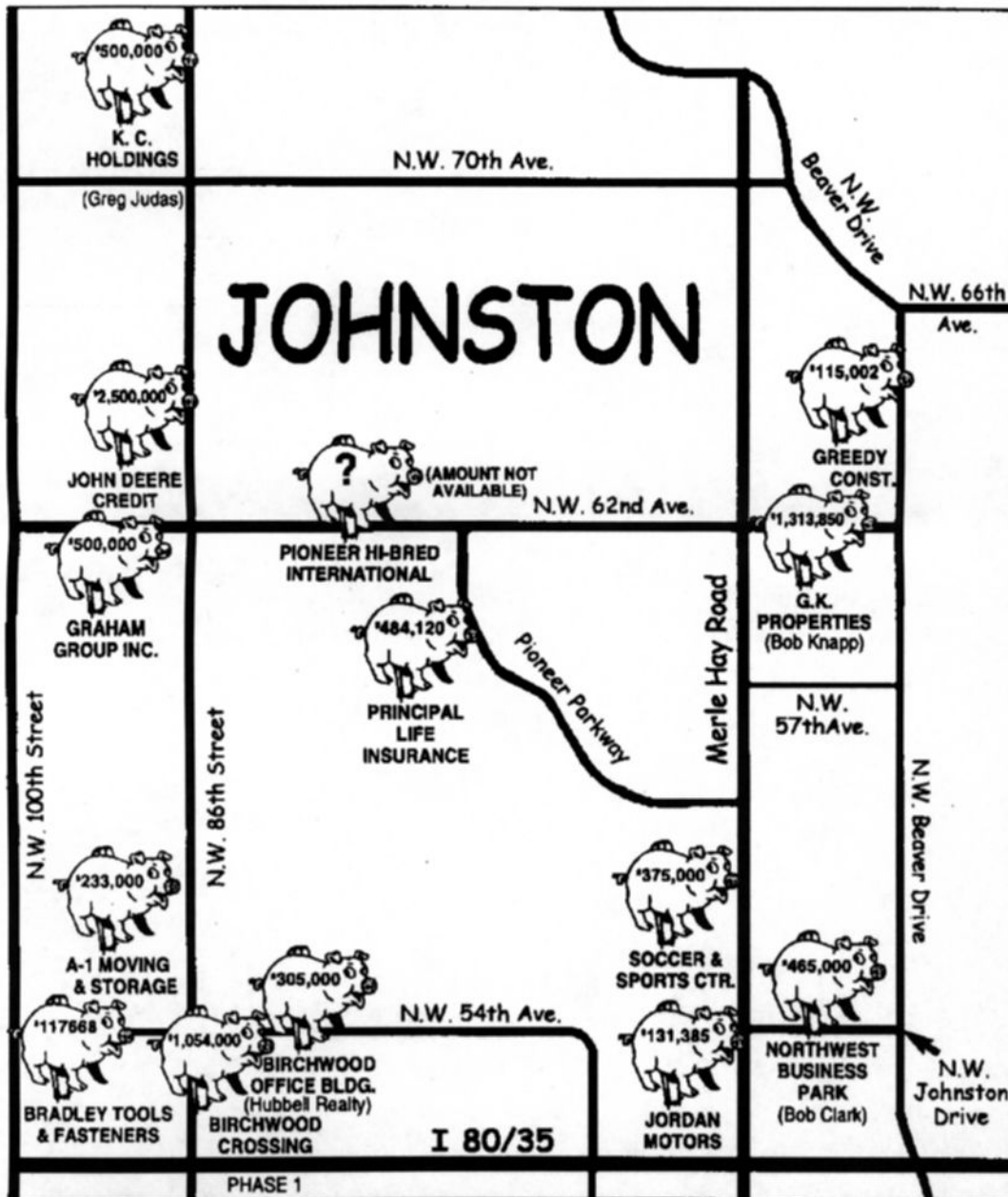
Courtney Barrick is an Urbandale native who is entering her senior year at Drake University studying environmental policy and political science. Her internship with 1000 Friends will involve a variety of projects, including organizing press conferences and public events related to our 7th Street Revitalization Project. Courtney just completed a semester of study in London, England, where she learned a lot about the British political system. Eventually, she hopes to find work with a political campaign or a non-profit agency.

THE 14 BIG PIGS OF JOHNSTON

They built their houses...not of straw, or sticks or brick...they built their houses with **TIF!**

That means they're living and working in (not the house that Jack built)...

The House That YOU Built!



Tax Increment Financing (TIF) is a process by which corporations and businesses obtain your tax dollars to help reduce their costs for developing and building. When TIF funding is approved for a project ALL tax monies from that district are diverted to pay the obligation incurred by the city approving the TIF request. That includes tax money belonging to the county government and the school district.

When the county or school district then lacks the funds to meet their projected budget, guess who ultimately picks up the tab...YOU DO...with increased taxes.

The original intent of TIF was to provide money for urban renewal. Somewhere along the way, the lines have become blurred with the result that millions of dollars of your tax money is diverted to wealthy corporations to give them an "incentive" to build or develop while you pay the price. TWICE...once with the tax money diverted to TIF and again when taxes are raised because the school district or county government is in need of funds to replace those that TIF has taken away.

The "big piggies" shown are businesses or developers whose approved TIF funding has been deemed "private" rather than public and is in the \$100,000 - \$2,500,000 range.

QUICK FACTS

Total Current Tif Grants
\$19,195,975

Grants to "Public" Projects
\$11,096,680

Grants to "Private" Projects
\$8,099,295

In excess of 19 million dollars in your tax money has been diverted to fund these Johnston TIF projects.

AND REMEMBER...not all of the \$11 million+ dollars of TIF grants deemed "public" projects go to benefit the general public. Some of those projects are "public" improvements (sewer, road work, etc.) that directly benefit a new or existing business. If you were building a new home, these improvements would be your responsibility, not that of all taxpayers.

How Much is Too Much?

This advertisement is paid for by Johnston Concerned Citizens.

BEST DEVELOPMENT AWARDS

NOMINATION FORM

1000 Friends of Iowa has established the *Best Development Awards* as a way to recognize quality development and redevelopment projects. To qualify, a project must be completed by August 1, 2001 and must meet the following general guidelines:

1. This project must be compatible with the stated mission of 1000 Friends of Iowa: to educate the citizens of our state about the long-term benefits of halting urban sprawl, conserving and protecting our agricultural and natural resources, and revitalizing our cities and towns.

2. The project must be compatible with smart growth principles. Smart growth uses existing infrastructure, creates infill development, invests in existing communities and encourages community involvement in development decisions. Smart growth encourages mixed-use development, a walkable scale, choices in housing and transportation, compact development and a sense of place.

How does this project fit with the above definition of smart growth?

Tell us in 200–300 words why you wish to nominate this project for a Best Development Award?

Include photos, news clips and any other relevant material. The deadline for nominations is September 1, 2001.

**Please mail to: 1000 Friends of Iowa
3524 6th Avenue
Des Moines, Iowa 50313**

Developer's Name _____

Address _____

City _____

Phone _____

E-mail _____

Name of Development _____

Location _____

Address _____

City _____

This project is:

1. _____ A new development
_____ A redevelopment project
2. _____ Commercial
_____ Residential

PICTURE THIS!

Look for winners
in future issues of
The Land Use Bulletin.

Community Kitchen: *A Dream Coming To Life!*

By LaVon Griffieon and Ed Fallon

For a long time we have talked about the importance of farmland. Sometimes, the effort seems futile. With the majority of Americans three generations removed from the farm, there has been a brain drain on agricultural knowledge in general. Most people don't know that in 1940 there were 30 million farms in the U.S. By 2000, the number had dropped to 2 million. During the same sixty-year period, the farmer's income decreased from 30% of the food dollar to 9%. Meanwhile, corporations such as ConAgra, Cargill and ADM are experiencing incredible profit margins.

Even in Iowa, where the average person's link to the family farm is less removed, the lack of appreciation for the fertility of Iowa's soils is alarming. Very few Iowans make the connection between our soils' fertility and the actual food they eat. But can we blame them? Over 80% of the food Iowans consume is grown outside of Iowa. Most of it travels 1200-1800 miles to get here.

Considering the economics of conventional agriculture, for many farmers, selling to a developer is the most lucrative financial decision they can make. But what if we could get Iowans eating more food grown right here in Iowa? For consumers, it would increase local food security and improve the overall quality and nutritional value of the foods we eat. For farmers, it would offer a chance to diversify without having to sign a contract with a corporate entity, diminishing the lure of the developer's dollar.

Enter 1000 Friends of Iowa's commercial re-development projects: (1) a grocery store featuring Iowa grown food, and (2) a community kitchen. We've written in detail about the grocery store, so let us tell you more about the community kitchen. To put it concisely, community kitchens (also referred to as kitchen incubators or shared-use kitchens) provide a federally-licensed facility to small producers and entrepreneurs who share equipment and expertise to add value to farm products. That allows someone with a dream and little or no capital to start a small business that sells salsa, jams, frozen vegetables or pies, for example.

With the generous support of Loren Kruse and Successful Farming Magazine, we were able to visit four such kitchens in Ohio and Tennessee. We also spoke by phone with kitchen operators in Idaho, California and Colorado. So we had a good chance to see what such kitchens could do both for community revitalization, small business development, and enhancement of opportunities for small farmers.

We also learned that it is only through collaboration with a committed group of partnering organizations that a community kitchen is realized. In central Iowa, a coalition has been formed and progress toward establishing a kitchen in Des Moines is moving forward with leaps and bounds. A similar effort in Waterloo is also making excellent progress.

This spring, a Des Moines-based company agreed to let this partnership use its cold storage facility to test the market for frozen strawberries, broccoli and corn. It's a small start, but it will allow us to better gauge the kitchen's full potential. By next year, the plan is to have a permanent location that would serve at least the following purposes:

- Establish an inspected kitchen for local producers who want to add value to their commodities.
- Provide marketing opportunities for local farmers who grow fruits and vegetables.
- Teach low-income persons and school children to freeze and prepare garden produce.
- Give low-income persons fresh produce through the Food Bank of Iowa and low-income meal sites while offering a tax deductible receipt for produce that farmers donate.
- Prepare 600 meals each day for low-income and homeless persons.
- Provide a site for the 9-weeks culinary arts training program for homeless and low-income persons for jobs in food service.

There is great potential here. A lot of committed people are working to make it happen. We'll keep you posted on the evolution of a dream!

PROGRAM UPDATES

VAN BUREN COUNTY DIALOGUE

After a series of bumps and hurdles, our work in Van Buren County is on track to wrap up this summer. Throughout June, forty participants are meeting in small groups to air concerns about the many land-use challenges facing Van Buren County and to suggest possible solutions to those challenges. We are extremely grateful to the vision and assistance of Van Buren County Assessor Penny Wilson. Without her help, negotiating the bumps and hurdles would not have been possible. In the next issue of this bulletin, we'll have a full report and summary of the project.

NEW LIFE COMING TO 7TH ST IN DES MOINES

Our model residential revitalization project is moving forward with great leaps and bounds. Excellent partnerships are forming around this project. One local agency is planning to move five older homes to vacant lots on 7th Street. Several individuals and groups who have expertise with lawn care, gardening, tree planting, native flora and backyard conservation have offered to help with landscaping around the relocated homes. Starting with the summer edition of this bulletin, we'll give you regular updates on the project. If you'd like to be involved, contact our office.

WEBSITES OF INTEREST

1000 Friends of Iowa: kfoi@kfoi.org

American Farmland Trust: www.farmland.org

American Planning Association: www.planning.org

Competitive Enterprise Institute: www.cei.org

For news on land use in Decorah: www.decorahnews.com

Drake Neighborhood Association: www.drakeneighborhood.org

Institute for Cultural Landscape Studies: www.icls.harvard.edu

Institute for Local Self-Reliance: www.gristmagazine.com

Iowa Legislature: www.legis.state.ia.us

Iowa Environmental Council: www.earthweshare.org

For information on campaign finances: www.mapiowa.org

Sierra Club Urban Sprawl Campaign: www.sierraclub.org/sprawl

Sprawl Watch: www.sprawlwatch.org

LEGISLATIVE REVIEW

LAVON GETS THE BOOT

Our co-founder and board president, LaVon Griffieon, provided the Iowa Legislature with the most poignant land-use debate of the session. LaVon was appointed to the City Development Board by Governor Vilsack last year but still needed to be confirmed by a 2/3rds vote of the Iowa Senate. In a hotly contested effort, she was defeated by a mere two votes. (For LaVon's own story, see page 3 of this bulletin.) Since then, the Governor has appointed Barbara Brown from Cedar Falls to fill LaVon's seat. We hope she brings the same critical thinking to the board that characterized LaVon's short tenure.

TIF VICTORY FOR IOWA'S SCHOOLS

One of the problems with the rampant abuse of Iowa's Tax Increment Financing (TIF) law is that TIF districts divert money from county and school budgets. During last year's legislative session, the League of Cities agreed to a bill that would allow school districts to receive some of the money due them, unless a city needed the money to cover existing debt incurred in setting up the TIF district. The League of Cities polled its member cities and found that only one city would need to do this.

As it turned out, about 70 cities used the law change to withhold TIF money from their school districts! That amounted to a loss to schools of at least \$1.2 million statewide. The school districts felt double-crossed. This session, they successfully pushed for a change in the law to correct the problem.

The League of Cities has tried to portray this year's law change as reneging on an agreement. In fact, the opposite is true: the League reneged on an agreement in 2000, and this year's law change was necessary to remedy that. Again — a small step forward in reforming the TIF law — but an important one for Iowa's schools.

URBAN SPRAWL: *Follow the Money*

A publication called "Money and Politics Iowa" provides a regular and provocative analysis of campaign finance trends. Between July 15th and October 31st of last year, Political Action Committees (PACs) with an interest in land-use, development and transportation policy contributed \$465,175 to House and Senate legislative candidates. These PACs are Associated General Contractors, Iowa Industry, Midwest Construction, Realtors, Master Builders and Iowa Committee of Automotive Retailers.

The debate on land use in Iowa is still in its infancy, so it's hard to chart a direct link between money and policy. But as land-use bills receive serious consideration, we will almost certainly see big money weigh in. The coordinated efforts of citizens working through groups such as ours becomes even more essential. For more information, check out MAP-I's web page at www.mapiowa.org.

ANNEXATION CHANGES COME CLOSE TO PASSING

HF 582 originally started out to provide more equal representation to citizens affected by involuntary and "80-20" annexations, and to require that public improvements in a newly-annexed area be made within three years. In the House, amendments to provide the City Development Board (CDB) with greater information and clarity of purpose were defeated.

In the Senate, the bill was strengthened with an amendment allowing county boards of supervisors to vote on involuntary annexations. The CDB would then take the county's vote into consideration when deciding whether or not to approve the annexation. Unfortunately, this amendment's success was probably the reason development interests were able to prevail upon House Majority Leader Chris Rants to kill the bill, even though it passed the Senate handily. The bill will still be a live round when the session convenes next January.

PLANNING BILL MAKES LITTLE PROGRESS

Through our Public Policy Updates, we kept you informed of progress on the Comprehensive Planning Bill, HF 293. Regrettably, the bill traveled only as far as two House sub-committee meetings this year. As the need for quality planning becomes more and more apparent, bills such as HF 293 will fare better. At any rate, the bill's sponsors – 5 Republicans and 6 Democrats – deserve to be thanked. They are Danny Carroll, Ed Fallon, Clarence Hoffman, Geri Huser, Dan Boddicker, Rebecca Reynolds, Scott Raecker, Steve Richardson, Betty Grundberg, Mark Kuhn and Bill Witt. A letter or phone call from you and others would certainly be appreciated.

FUNDS FOR PUBLIC TRANSIT SLASHED

Both Governor Vilsack and House and Senate Republican leaders can share the blame for cutting funding for public transit by 6%, or around \$660,000. There are 35 transit systems across Iowa, serving both urban and rural areas. For many people, busses provide their only means of mobility. And of course, a healthy transit system is critical for land-use planning that favors redevelopment and infill over the conversion of farmland and natural areas for new construction.

Admittedly, the state budget was tight this year. But how can lawmakers and the Governor justify cutting transit by 6% while funds for new highway construction went unscathed? This was a poor decision in that it will further skew a transportation system severely out of balance while doing nothing to help curb urban sprawl.

MEMBERSHIP DEVELOPMENT



LAVON'S AVENGERS

This past legislative session, we were dealt plenty of lemons. So what do we do? Make lemonade, of course. One particularly sour lemon was LaVon's removal from the City Development Board. We were impressed with all the letters written, calls made and e-mail messages sent on LaVon's behalf. But it wasn't enough to prevent powerful, well-funded lobbying interests from defeating her confirmation to the Board. We believe that if 1000 Friends of Iowa had been even 100 or 200 members stronger, it would have made the difference.

With that in mind, we're making lemonade, and asking for your help. Ed, Josh and Joe (pictured above in a moment of levity) are on the phones looking for 100 current members to each recruit one new Founding Friend. To date, 70 of you have stepped forward. If you know someone you'd feel comfortable approaching about becoming a member — or if you'd like to simply refer their name to us and have us contact them — give Joe Henry a call. And thanks!

HOST A HOUSE PARTY

Combine music, food, friends and a lively discussion of land use and what do you have? The perfect recipe for building a movement. So far this year, 1000 Friends' members have hosted five house parties, in Adel, Cedar Rapids, Des Moines and Mason City. Hosts provide the treats, Ed & Kristin Fallon supply the music, and LaVon and Ed lead the discussion on land use. Average attendance at the parties has been 12–15, we've raised a total of \$1,800 and have gained ten new members.

Other house parties have been scheduled or are in the process of being scheduled in Bonaparte, Iowa City, Indianola, Hampton, Des Moines and Cedar Rapids. If you're interested in hosting one and helping us build our base of support in your community, please give Joe Henry a call at (515) 288-5364.



Thanks to our Volunteers!

We're able to stretch our efforts a lot further with the hours and hours of time so many of you donate. We'll try to recognize each of you by name in our next Land Use Bulletin. Special thanks to those who helped with a recent mailing, pictured above.

How many Friends are we?

- As of June 1, 2001 . . .
.000000014% of the world's population is a member of 1000 Friends of Iowa. That's up from .0000000057% one year ago!
- We are now 876 paying members in 65 Iowa counties, 25 states and two countries.
- We are 510 Founding Friends (that is, members who have on at least one occasion contributed \$100 or more).
- To date, in 2001, 200 members have contributed \$100 or more. Our most important development goal is to have 1,000 supporters pledging \$100 annually.

Spread the word! Sign up a friend to be a Friend today.

CONNECTIONS

ITEMS FOR SALE

We have T-shirts galore! Short sleeve shirts in sizes XXL, XL, L and M cost \$15 each. Long sleeve shirts in sizes XXL, XL, and L sell for \$20. They're high quality material, sport a very attractive design and make great gifts.

Buy Local Posters! We're selling these for \$1 each, less if you want a whole bunch. They're an excellent way to get people thinking about the importance of keeping their Main Street strong and vibrant.

Videos! "Cornerstones" and "A Letter From Iowa". These cost \$5 apiece and are great educational tools for Sunday school classes, schools, club meetings and just gatherings of friends and neighbors.

ITEMS FOR LOAN

FARMASAVE Roadside signs! Call or write us for a complete listing. We're already looking for wintering homes for each of our seven sets of signs.



Business Plan for a Grocery Store! Featuring Iowa-grown Food. It's a great plan for a specific store. If your town needs a grocery store, there may well be ideas in here that could jump start your effort. We're only too happy to share it, free of charge.

QUOTABLES QUOTES

From Recent Articles

"The poor need community. The poor trade off and help each other. The poor have to have that. The only people who can live happily in high-rises are the rich, because they have a lot of money and don't need community. At least they don't think they do."

— Professor Vincent Sully, Yale University
in an article about his work in city planning in the April 5,
2001 Christian Science Monitor,
page 18, by Paul Noel

"The important thing for government is not to do things which individuals are doing already, and to do them a little better or a little worse, but to do those things which at present are not done at all."

— John Maynard Keynes in 1926,
as quoted in an article called "Land Grab" by Rob Gurwitt
in the January 2001 issue of Governing Magazine.
The article talks about abuses of eminent
domain and focuses on Port Chester, New York.

"Since 1994, the Twin Cities suburb of Anoka, Minnesota has made aggressive use of tax increment financing (TIF) to offer free land to certain companies willing to locate in its 300-acre Anoka Enterprise Park. Substantially more than \$7.5 million in such free land subsidies have been granted to date, luring at least 29 companies employing about 1,600 workers into the Park . . . The 29 companies . . . were all originally located within the Twin Cities seven-county region."

— From "Another Way Sprawl Happens: Economic Development Subsidies in a Twin Cities Suburb",
pages 1 & 2 of the executive summary,
by Good Jobs First, January 2000.

MEMBERSHIP DRIVE 2001

Our membership drive is gearing up to make our name a reality. We now have 876 members in 65 counties. We hope to have 1000 \$100 Founding Friends. An operating budget of 100,000 will give us a solid position to move forward in our work.

If you would like to be a Founding Friend, but can't afford a lump sum contribution of \$100, we have developed a monthly pledge program for \$8.75 a month. Of course, we gratefully accept annual memberships at \$20 and up as well.

Clip and mail with your tax deductible check, payable to 1000 Friends of Iowa.

Enclosed is my tax deductible check for \$ _____

Name _____

MEMBERSHIP CATEGORIES

Student/Senior ☐ \$20 Founding Friend ☐ \$ 100

Individual ☐ \$35 Sustaining Fund ☐ \$ 1,000
(or more)

Family ☐ \$45 Other ☐ \$ _____

Address _____

City / State / Zip _____

Day Phone _____

E-mail _____



1000 Friends of Iowa
3524 Sixth Avenue
Des Moines, Iowa 50313

RETURN SERVICE REQUESTED



Join us in Kellogg
for our Annual Meeting
(We prefer to think of it as a celebration!)
from 10:00 – 4:00 on
Saturday, September 29th!
Stay tuned for details
later this summer.

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WEST DES MOINES MEGA-MALL UPDATE

In the battle over whether or not to build a mega-mall in the Dallas County portion of West Des Moines, mall opponents have been dealt a series of setbacks. The City of West Des Moines recently approved all the necessary zoning changes for the project to move forward. Two other nearby malls – Merle Hay and Valley West – have appealed a recent district court ruling to the Iowa Supreme Court (the lower court ruled against the two malls' assertion that West Des Moines misused the tax increment financing law by offering \$60 million to help provide infrastructure for the mega-mall's developers.) The Supreme Court is not expected to issue a ruling on the appeal until late 2002, giving opponents time to regroup.

Opponents will now shift their focus to the mega-mall's actual site plan, which must be approved by the city council. That site plan, which could be presented in late summer or early fall, will give neighbors and activists the actual blueprint for the mall. It will show people what the mall would really look like, unlike the "conceptual drawings" in use currently.

Several city council members indicated during a recent meeting that they have real concerns about the impact of the mall on neighbors and on the environment. But they said they will wait until they see the site plan before they make a final judgment.