

Tremendous Opportunity To Experience Success

By LaVon Griffieon

Many of us grew up in one of Iowa's hundreds of beautiful small towns with unique, vibrant squares and Main Streets. For some, our rural addresses still allowed us to call these towns "home". Thursday night was "town night" in Estherville and my family would drive from our rural Spirit Lake address, do our weekly shopping, meet the relatives, buy a 10 cent bag of popcorn from "The Popcorn Lady" who ran a popcorn stand in a tiny 6'X6' building near the alley, sit in our cars and people watch. 87% of Iowa's retail sales came from downtowns in 1957.

Most Iowans also recall the 1980's when our state was experiencing significant population loss. We were in the midst of the farm crisis and many Main Streets were shuttered and seemingly abandoned. By 1987 retail sales in Iowa downtowns had dropped to from 87% to 14%. As interstate highways were built, women entered the workforce and development patterns changed. Downtowns failed to accommodate new shopping patterns by being open and accessible when the shoppers were available. Many Iowa towns began to locate commercial businesses on the edge of town in strip malls which catered to the car and not the pedestrian, but kept later hours in the evening. Malls began to attract the shopper.

As retail sales in downtown Iowa dropped during the 1980's, Main Street buildings were vacated. A vacant down town can't pay its fair share of a community's tax burden. Studies show that every 25 foot of storefront that sits vacant results in a \$250,000 annual loss to a community. That was a huge loss when multi-

plied by Iowa's 949 cities.

In 1985, Governor Terry Branstad proposed bringing Main Street Iowa to our state as an economic development program. 1000 Friends believes Main Street Iowa to be Iowa's most successful economic development program. Main Street Iowa has tracked more than \$1 billion in private investment in the purchase, construction and rehabilitation of downtown property in participating commercial districts, significantly increasing the state's job and business base. In addition, almost two million hours
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1000 Friends of Iowa

Founded 1998

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1000 Friends of Iowa is a statewide non-profit organization founded in 1998 based in Des Moines, Iowa.

1000 Friends of Iowa promotes responsible development that

- Conserves and protects our agricultural and natural resources
- Revitalizes our neighborhoods, towns and cities, and
- Improves the quality of life for future generations

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of volunteer time has been logged collectively by local main street organizations. This year Main Street Iowa celebrated its 25th anniversary. Since its inception, the state program and its communities have been considered examples of excellence in the national effort to revitalize historic commercial districts across the country. One of the communities recognized for reaching a significant benchmark based on private dollar investments made in the purchase and revitalization of properties within their respective commercial district was Greenfield, which reached the \$2 million mark.

1000 Friends of Iowa is pleased to have been invited to hold our 2011 annual meeting in Greenfield on November 12th. 1000 Friend members and the public are invited to enjoy Greenfield, its historic town square and Main Street District. On Friday evening, we will be having a benefit for 1000 Friends programming at the beautiful, newly renovated Hotel Greenfield. After the benefit we will be watching *Green Fire* the first full-length documentary film ever made about legendary environmentalist Aldo Leopold. *Green Fire* highlights Leopold's extraordinary career, tracing how he shaped and influenced the modern environmental movement.

Watch the trailer for *Green Fire* at:
<http://www.youtube.com/watch?v=iQED4YEMx9A>

A block of hotel rooms has been secured, so enjoy a 10% rate discount if your room is booked before November 1, 2011. Staying overnight allows you to arrive at the Saturday meeting in time to take a walk and soak in the historic downtown before joining us for registration at the Commons Event Center, a block north of Hotel Greenfield.

Visit Hotel Greenfield online at:
<http://www.hotel-greenfield.com/>

Our Greenfield members have pulled out the stops on this annual meeting. If you like Iowa, and want to see a small town success story that encompasses smart planning principles, Greenfield is a must see. We will be announcing and awarding our annual Best Development Awards. But I've saved the best for last. Attendees will be getting a sneak peak "renovation in progress" tour of the E. E. Warren Cultural Center, a \$6.2 million project scheduled for completion in March of 2012. Located adjacent to the Hotel Greenfield, the Warren Cultural Center includes the town's old opera house and two adjacent buildings which are being restored and, when completed, will be part of a four-level arts, entertainment, meeting, and mercantile complex.

Please complete and mail the registration form on page 7 of this issue to register using cash or check, or visit www.1000friendsofiowa.org to register using your credit card. We hope you can join us in Greenfield and experience how life in small town Iowa should be!

Consider the Gift of Grain

Did You Know?

By donating grain, farmers support the mission of 1000 Friends of Iowa and save on self-employment tax, federal income tax and state income tax.

WHY DONATE GRAIN DIRECTLY TO 1000 FRIENDS?

With the prospects of good yields and high grain prices, many grain producers may be looking for a way to minimize their tax liability while making a significant charitable gift to a like-minded non-profit.

TAX SAVINGS

- Many cash basis producers can achieve significant tax savings by donating crops grown directly to 1000 Friends of Iowa.
- The producer will not realize taxable income from a sale, thus minimizing taxes.
- The producer is still able to deduct the entire production on Schedule F.
- Depending on the producer's specific circumstances, savings may be realized on federal and state income tax self-employment tax.

- √ **Deliver the grain to your local elevator or co-op**
- √ **Transfer the grain to 1000 Friends of Iowa**
- √ **Ask for a warehouse receipt showing 1000 Friends of Iowa as the owner**
- √ **Contact 1000 Friends of Iowa and tell us where the grain is stored. 1000 Friends will order the sale of the grain with the original sales invoice**
- √ **Tell others how easy it is to donate grain and support the work of 1000 Friends!**
- √ **Improve the quality of life for future generations!**

GUIDELINES FOR DONATING GRAIN

- The producer should consult with his or her tax advisor to determine whether this gift is appropriate to their tax situation.
- Specific steps are required by the IRS to ensure intended tax benefits.
- The gift must be from unsold grain inventory, with no prior sale or pricing commitment.
- The grain must be physically delivered farm commodities, not warehouse receipts, which could be considered cash equivalent.
- The grain cannot have a lien against it. If it does, a lien waiver from the lender is required.
- The producer should call 1000 Friends first to confirm the details prior to delivering/donating the grain.
- After the transfer, 1000 Friends will assume cost of storage and marketing.
- 1000 Friends will work directly with the grain elevator regarding the instructions to sell the grain and disburse the proceeds.

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GIFT OF GRAIN DONATION FORM

Donor Name

Donor Address

City, State, Zip

Type of Grain

Number of Bushels Donated

I wish to transfer the above grain to benefit:
1000 Friends of Iowa
3850 Merle Hay Road, Suite 605
Des Moines, IA 50310

Signature

Date

Grain Elevator

Elevator Phone #

Message to Grain Elevator operators

Please call (515) 288-5364 to create an account and set up grain disposition instructions.

INVESTING IN RESPONSIBLE LAND USE

Your investment helps our organization continue our work. We are a member driven organization, we rely solely on the donations of people just like you. Donations to 1000 Friends are fully tax deductible.

Each gift supports the mission of 1000 Friends:
Uniting Iowans in Efforts to

- Protect farmland and natural areas
- Revitalize neighborhoods, towns and cities
- Improve quality of life for future generations

We work to fulfill that mission through outreach and education, training citizens on civic engagement, affecting local, state and federal public policy, and conducting research.

**Please send the donation form
along with appropriate documentation to:**

**1000 Friends of Iowa
3850 Merle Hay Road, Suite 605
Des Moines, IA 50310
(515) 283-5364**

**Thank you for selecting 1000
Friends of Iowa to be the
Non-profit to benefit from
your generous donation of
grain!**

CDB Updated Guides and Instructions for Cities

The City Development Board (CDB) consists of five gubernatorial appointees. The Board administers Chapter 368 of the Iowa Code, dealing with municipal boundary changes. The board's responsibilities include: reviewing cities' requests for boundary changes, approving or denying the requests, providing related information to

local governments, and maintaining records on all city development actions. The CDB is also charged with addressing islands of unincorporated land and unincorporated secondary roads adjacent to city boundaries.

Jay Howe, City Development Board Member and former 1000 Friends of Iowa board member, reports that the Iowa Department of Economic Development (IDED) website now contains updated guides and instructions for cities that seek board approval for territorial expansion. These are located under the website's City Development Board division. Hard copy guide materials are also available from the CDB office. Call 515-725-3064 or visit the CDB website: <http://www.iowalifechanging.com/community/growthmgmt/default.aspx>

Annexation guide updates include a request that cities applying to the board render a statement indicating whether smart planning principles have been applied to the territory sought and, if applicable, a description of how such are being applied, or are intended to be applied.

Howe stated that the board approved the smart planning item for its website following a conference with Debi Durham, current director the Iowa Department of Economic Development. Durham indicated her support for use of smart growth principles by Iowa cities, and wants IDED to inform Iowans about them.

The board had worked to advance an administrative rule that, as such, would have required cities to furnish the smart planning statement. However, the board was informed in July that a few vocal legislators were poised to oppose ultimate adoption of the rule and would likely seek the Governor's veto of it as an executive act. Thus, the board decided to withdraw from the rule-making route. While the rule would have been the more durable approach, the board felt better progress towards smart planning in the near term could be made by updating its annexation guide material with the support of Durham and IDED.

For Complete CDB Guides and Instructions, visit:

<http://www.iowalifechanging.com/community/growthmgmt/default.aspx>

Iowa Environmental Council Annual Conference, November 3

The Iowa Environmental Council will explore the connection between what Iowans eat and the environment at its annual conference, "*Agriculture for Life*", on **November 3, 2011**, at Drake University in Des Moines.

Keynote speaker Frances Moore Lappé, author of *Diet for a Small Planet*, will set an inspirational tone for the day. She will describe how changing the way people think about environmental challenges may be the key to solving them.

For more information or to register, visit www.iaenvironment.org or contact Matt Hauge, Annual Conference Coordinator, at 515-244-1194, extension 210.

Reserve Your Room at Hotel Greenfield for 11-11-11!

Built in 1920, Hotel Greenfield has housed many businesses and travelers over the years. Nestled adjacent to the town square in picturesque Greenfield, IA, it is the largest commercial building in the central business district and is the city's fourth hotel. Owned by ADCO Enterprises, LC, primarily a group of local investors interested in preserving the beautiful historical structure, the facility has been carefully restored to preserve its history while redeveloped with 21st century patrons in mind.

91 years later, the original brick façade, tile floor in the lobby and restored woodwork are all impressive examples of workmanship. Upon entering the lobby guests are welcomed by warmth and solid craftsmanship.

Hotel Greenfield offers 18 unique rooms to choose from, all with an-



tique furnishings, coffee makers, cable TV, wireless internet, DVD players, and mini refrigerators. Plans for two handicap accessible rooms on the ground floor to better accommodate all guests and an inner courtyard to enjoy meals and cocktails are being made. Hotel Greenfield plans to have all restorations completed soon!

The Olive Branch restaurant leases the adjacent building, making it easy for guests to enjoy a great meal without leaving the premises. The Galanakis family has owned the Olive Branch (formerly The Old Hotel Restaurant and Lounge) for close to 2 decades. They serve a wide variety of dishes to suit every appetite.

We hope you take time to visit us and check on our progress here at Hotel Greenfield. We always look forward to greeting new friends.

Ellen Paullin, Manager

Visit www.hotel-greenfield.com
for more information about the hotel and to
make your hotel reservations for the 1000 Friends
of Iowa Annual Meeting, November 11-12!

GIVE THE GIFT OF RESPONSIBLE LAND USE!

If your gift-list includes someone who "has everything" but who cares about preservation of our land, our natural resources, or our historic places, you can give the gift of membership to 1000 Friends of Iowa! Simply fill out this form and return it, along with your tax-deductible check, to:

1000 Friends of Iowa, 3850 Merle Hay Road, Suite 605, Des Moines, IA, 50310.

We will notify your friend of your unique gift!

Name of Recipient _____

Address of Recipient _____

City, State, Zip _____ Email of Recipient _____

Your Name _____

Your Address _____

City, State, Zip _____

Amount of enclosed tax-deductible gift membership donation: \$ _____

Smart Planning the Iowa Way

1000 Friends of Iowa Annual Meeting

November 11-12, 2011

Commons Event Center

119 NE Hayes Street, Greenfield, IA

1000 Friends of Iowa Benefit—\$15.00

Friday, November 11—Come to the Hotel Greenfield the night before for a light dinner, cash bar, entertainment and a showing and discussion of Green Fire! Get to know board members, other attendees, share your ideas and experience the beautiful, newly renovated, Hotel Greenfield! Hotel space is limited – be sure to make your hotel reservations early by visiting www.hotel-greenfield.com or call 641-343-7323.

1000 Friends of Iowa Annual Meeting—\$25 Members, \$40 Non-Members, \$15 Students

Saturday, November 12—The Annual Meeting will be held at the Commons Event Center. Registration begins at 9:15 a.m., the Annual Meeting will last from 10:00 a.m. to 2:30 p.m. The day's events will include the 2011 Best Development Awards Ceremony and end with a tour of Greenfield's unique town square.

ANNUAL MEETING REGISTRATION

Please submit your registration by November 9, 2011. Complete and return this form with your registration fee(s) to the address below, or, if you prefer, visit www.1000friendsofiowa.org to register online using your credit card. **RSVP by November 6, 2011!**

Registration includes an Iowa Grown, Buffet Style lunch (Catered by the Henry A. Wallace Center)

Pre-meeting Benefit and Showing of Green Fire!	\$15
Members	\$25
Non-Members	\$40
Students	\$15

Number of Attendees _____ Amount Enclosed _____

Name _____ Phone _____

Address _____

City, State, Zip _____

Email _____ @ _____

Additional Attendees

Name _____

Name _____

Confirmations and final agendas will be emailed to all registered participants. The full meeting agenda and additional information will also be made available on our website. Please mail your registration and check payable to 1000 Friends of Iowa, 3850 Merle Hay Road, Suite 605, Des Moines, IA 50310. We look forward to seeing you in Greenfield!

SEEKING APPLICANTS

1000 Friends of Iowa Board of Directors

1000 Friends of Iowa is looking for talented people to serve on our Board of Directors. During our 2011 Annual Meeting, we will elect several new members to serve a three year term beginning with the Annual Meeting election. All applicants and nominees will be considered.

If you, or someone you know, would like to apply, please visit:
<http://www.1000friendsofiowa.org/content/blogcategory/84/168/> for additional details and to download the application. Return the completed Board of Directors Application Packet to:

1000 Friends of Iowa
3850 Merle Hay Road, Suite 605
Des Moines, IA 50310