

CHARLES E. LAKIN HUMAN SERVICES CAMPUS

Serving the community, collaboratively, and ensuring a human services legacy for generations to come.

OVERVIEW

“TOGETHER EVERYONE ACHIEVES MORE”

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Through the foresight of community leaders, city government, the Iowa West Foundation, generous donors and five not-for-profit agencies, history is in the making in southwest Iowa. Five highly respected agencies – the American Red Cross, Boys & Girls Club, Heartland Family Service, MICAH House and The Salvation Army – will come together to locate services on one campus and jointly serve the area’s most vulnerable residents. This innovative and collaborative community effort will be known as the Charles E. Lakin Human Services Campus.

COMMUNITY NEED

- Heartland Family Service has helped residents for more than 130 years, providing survival assistance and transitional shelter to the homeless, counseling and addictions treatment for mental and behavioral health problems, and juvenile crime intervention.
- The Salvation Army has been providing emergency assistance, food, counseling and spiritual guidance for 119 years. “The Salvation Army is a branch of the Christian Church with social ministries spanning the globe. The Salvation Army believes that worship, witness and service are inseparable.”
- The American Red Cross has been protecting residents in times of disaster and has provided emergency relief services since 1916.
- The MICAH House was opened in 1987 to fill a need in our area as the only shelter in southwest Iowa for families experiencing the crisis of homelessness.



- Boys & Girls Club, new to Council Bluffs, will provide children a fun and safe place to be during those crucial non-school hours where time tested, life changing programs will be conducted by trained youth development professionals.

As remarkable as these agencies’ services are, we cannot afford to be complacent when it comes to nurturing human lives.

While Council Bluffs and southwest Iowa have experienced tremendous growth and revitalization, a

community’s health can only rise to the level of its compassion for its most vulnerable residents.

VISION: “TOGETHER EVERYONE ACHIEVES MORE”

At the Charles E. Lakin Human Services Campus, the overriding philosophy will be client-oriented and client friendly. While each agency will retain its individual mission and focus, the campus concept will create a strong and common bond between the agencies raising the standards of social services in southwest Iowa to unparalleled heights. For example:



For a woman and her children struggling with a physical, mental or substance abuse disability and currently living on the streets or in emergency shelters, Heartland Family Service can offer permanent supportive housing, counseling, parent education and supportive services at the same location; increasing her success for recovery and independence.

A single mother, while living at the MICAH House, is assisted with parenting, counseling and job skills. At the same time, her children are safe at the Boys & Girls Club, cared for by well-trained youth development professionals who offer support in addressing the issues of drugs, alcohol, premature sex and domestic violence. Because of the shared campus, the agencies can work cooperatively to assist this young family in becoming independent, healthy and productive members of society.

In times of natural disaster, the American Red Cross and The Salvation Army are natural partners. The Salvation Army will temporarily shelter people in their gymnasium while the Red Cross locates permanent housing and the agencies supply clothing, medications, groceries and other assistance. Disaster relief victims are better served and experience less stress when services are offered in close proximity.

At the Charles E. Lakin Human Services Campus, services will not be offered in competition, but with the idea that “Together everyone achieves more.”

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BENEFITS

SERVICES



American Red Cross serves every organization in the city through Volunteer Council Bluffs and the Retired Senior Volunteer Program. The chapter will serve as a nonprofit Town Hall through Red Cross leadership. A new Red Cross Chapter building will expand and enhance health, safety, youth, and aquatic training opportunities for Southwest Iowa. Additional space and resources will also expand blood drive capabilities, and disaster preparedness measures and responses.



BOYS & GIRLS CLUBS **The Boys & Girls Club** is nationally recognized for its positive, long-term effect on youth. In a study when a quality, well-run Club is placed in a neighborhood – juvenile crime and related activity decreases, school attendance and grades increase, and behavior at school and home improves. The new Boys & Girls Club will bring to southwest Iowa a wealth of experience in empowering young people to become productive members of society.



Heartland Family Service often serves those whose success is dependent upon a strong support system involving not only housing but also therapeutic care, parenting classes, job training, budgeting, professional counseling and other services. Heartland Family Service will provide outpatient mental health and addictions services, as well as a first for southwest Iowa: permanent supportive housing and services for homeless families with a family member who has a disability.



MICAH House will have additional beds to provide housing for families experiencing homelessness. There will also be expanded common spaces for child play, counseling,

training, dining, meal preparation laundry, food, donations sorting and storage.



The Salvation Army will be able to increase emergency assistance programs, provide space for private counseling, and offer a commercial kitchen feeding children and youth attending programs. The new facility will be designed to meet the identified needs of the community; providing for senior activities, food pantry needs, youth outreach, spiritual programs, emergency relief and various on-going social needs addressed by the Council Bluffs Corps.

ECONOMICS

- Building facilities on a five-agency campus will save more than \$11 million in costs compared to stand-alone facilities for each not-for-profit.
- This project will create a high-quality commercial grade anchor development in a neighborhood long suffering from low expectations, leading to future development opportunities for the City of Council Bluffs.
- The project will produce over \$24 million in capital improvements in a major traffic corridor to the City of Council Bluffs.
- An estimated \$2.8 million combined annual agency operating expenditures has been projected for this project.
- There will be an estimated \$2.8 million combined annual agency operating expenditures.
- Boys & Girls Club anticipates saving over \$100,000 annually in expenses by sharing a building and gymnasium with The Salvation Army.

The five not-for-profits, by being a part of something greater than any one agency alone, will experience dramatic increases in visibility, public awareness and potential for fundraising.

QUALITY OF COMMUNITY LIFE

Services will be available in an area of the City where a majority of residents are homeowners and are employed, but earn less than the median family income. Fourteen percent of those families are below poverty level.

For 10,789 youth, ages 0 – 19, recreational and personal development opportunities will be available within two miles of their own neighborhood. This accounts for 72% of all Council Bluffs youth!

There will be new, targeted services for our youth when adult supervision may be lacking, or in an area where resources are limited. These services will include after school, evenings, weekends, holidays and snow days.

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SUPPORT

The public and private sector have resoundingly endorsed the client-oriented delivery of services from a shared campus.

- Witness: The **Charles E. Lakin family** has given one of the largest gifts ever made by a single family to a Council Bluffs charity. Included in their \$10 million gift is a \$2 million Campus Commons Endowment.
- The **Iowa West Foundation** has provided \$6 million in capital support, and \$127,500 in project pre-development support.

In the spirit of the entire campus philosophy, the five not-for-profit agencies have jointly committed to raising the remaining funds needed for the campus.

The new campus is innovative – on the leading edge of how to compassionately, effectively and efficiently deliver social services.

WE NEED YOUR ASSISTANCE . . .

Help us create a quality of life in Council Bluffs and southwest Iowa that is unparalleled. Support us as we develop a model of social change to be replicated nationwide. Join community and civic leaders who have given generously to the Charles E. Lakin Human Services Campus. Look through the eyes, heart and soul of the person in need and say yes because . . .

“TOGETHER EVERYONE ACHIEVES MORE.”



Pictured at Council Bluffs City Hall are:

Todd Graham, Iowa West Foundation; Fred Schott, Boys & Girls Clubs; Deborah O'Donnell, American Red Cross; Council Bluffs Mayor Thomas Hanafan; Chuck Lakin, representing the Charles E. Lakin Family; Pete Tulipana, Heartland Family Service; Captain Joel Arthur and Captain Ramona Arthur, Salvation Army.

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SITE PLAN



bahr vermeer haecker architects + studioINSITE | HGMassociates

CHARLES E. LAKIN HUMAN SERVICES CAMPUS: COUNCIL BLUFFS, IOWA
THE AMERICAN RED CROSS / THE SALVATION ARMY / BOYS & GIRLS CLUB / MICAH HOUSE / HEARTLAND FAMILY SERVICE

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COST

Cost Comparison Shared vs. Stand Alone Facilities

Shared Campus Costs:

Agency	Building Size	Budget Total
American Red Cross	14,570 SF	\$ 3,842,800
The Salvation Army/ Boys & Girls Clubs	45,945 SF	\$ 9,824,713
Heartland Family Service Residential Program & Offices	21,850 SF	\$ 5,040,894
MICAH House	31,810 SF	\$ 6,006,625
Site Acquisition		\$ 4,632,459
Endowment		\$ 5,000,000
TOTALS	114,175 SF	\$34,347,491

Stand Alone Costs:

Agency	Building Size	Budget Total
American Red Cross	14,570 SF	\$ 4,148,000
The Salvation Army	34,295 SF	\$10,607,000
Boys & Girls Clubs	32,050 SF	\$ 8,730,154
Heartland Family Service Residential Program & Offices	21,850 SF	\$ 5,228,094
MICAH House	31,810 SF	\$ 6,663,700
Site Acquisition		\$ 4,632,459
Endowment		\$ 5,000,000
TOTALS	134,575 SF	\$45,009,407

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AMERICAN RED CROSS



Mission:

The American Red Cross mission is to help people PREVENT, PREPARE FOR, and RESPOND to emergencies.

History:

The American Red Cross, Loess Hills Chapter was chartered in 1916 as the Council Bluffs Chapter. The Chapter's jurisdiction continues to grow and we currently serve eight counties in Southwest Iowa, thus the reason for our name change to Loess Hills Chapter. We serve: Carroll, Crawford, Harrison, Pottawattamie, Mills, Montgomery, Fremont and Page Counties.

Goals for the New Building:

The campus project will allow for the replacement of the existing 7,200 square foot building with a new 14,750 square foot building. It will include:

- Disaster Operations Center/Emergency Command Center
- Training rooms for health and safety programs and other Chapter programs
- Meeting rooms
- Family Counseling room
- Adequate parking for volunteers, clients, blood donors and staff
- Adequate storage
- Compliance with ADA regulations
- Enhanced building security and safety
- More efficient heating and cooling systems
- Additional space for blood collection
- Office space for ancillary programs like Meals on Wheels, Volunteer Council Bluffs and Retired and Senior Volunteer Program
- Garage space for emergency response vehicles

Current Programs

Blood Collection
Emergency Preparedness
Disaster Relief
Health and Safety Training:
CPR/First Aid
Aquatics/ Life Guard
AED
Family Care Giving
Baby Sitting
Pet First Aid
HIV/AIDS
Rent and Utility Assistance
Youth Programs
Meals on Wheels
Volunteer Council Bluffs
RSVP



BOYS & GIRLS CLUBS

Mission:

“To inspire and enable all young people, especially those who need us the most, to realize their full potential as healthy, productive, responsible and caring citizens.”

Boys & Girls Clubs of Omaha, Inc. is a member agency of Boys & Girls Clubs of America and Omaha's United Way of the Midlands. Boys & Girls Clubs was incorporated on April 1, 1961 and has been serving the Omaha metropolitan area for 45 years.

With over 7,200 children in membership and an average daily attendance of 750 children that grows to nearly 1,000 in the summer months, we have never served more children in our 45-year history. Over the years the organization has received numerous national, regional and local honors for its service to youth. Recently our South Omaha unit was selected as 2006 Best Boys & Girls Club for program excellence. We are also proud that the Greater Omaha Chamber of Commerce honored Boys & Girls Clubs of Omaha as the Not-For-Profit Organization of the Year for 2006. Our rich tradition is a tribute to the decades of community support on behalf of children, especially those that need us the most.



History:

- The North Omaha Gene Eppley Boys Club opened its doors in 1963. It was funded by a grant from the Gene Eppley Foundation.
- The South Omaha Boys Club opened its doors in 1966, also funded by Gene Eppley Foundation.
- In 1980, the Carter Lake Club was dedicated.
- In 1995, the Board of Directors approved the organization's name change from Boys Clubs of Omaha, Inc. to Boys & Girls Clubs of Omaha, Inc. The club officially welcomed girls in 1996.
- In 2005, a new North Omaha Boys & Girls Clubs was built.
- In 2005, Westside Boys & Girls Club opened in partnership with Westside Community Schools.

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HEARTLAND FAMILY SERVICE

For more than 130 years, we have helped children who are removed from unsafe homes; teens who made the wrong decisions about alcohol, drugs or crime; low-income families—mostly women and children—who fall into homelessness; parents, children, couples and individuals who need counseling or addictions treatment; and many, many more who need a helping hand to get back on track. Every year we serve around 40,000 individuals of all ages—most of whom have annual incomes of \$20,000 or less—from fourteen locations in southwest Iowa and east central Nebraska. Our experienced staff and collaborative approach allow us to provide efficient, outcome-based services to enhance social functioning of the residents in our community. Our strong growth, financial stability and effective collaborations minimize the economic cost of providing more than 80% of our clients with a sliding-fee scale.



Major program areas include:

- Professional Counseling
- Child Abuse
- Juvenile Justice
- Domestic Violence
- Parent Education
- Neighborhood Centers and Support

The leadership and professionalism of Heartland Family Service is well known. We are extremely pleased to be honored as the first recipient of the Greater Omaha Chamber of Commerce's Not-For-Profit Organization of the Year, awarded for Excellence in Business in 2005.

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MICAH HOUSE

Emergency Family Shelter opened in 1987 to serve families and single women experiencing the crisis of homelessness. MICAH House is the only homeless shelter in Southwest Iowa serving 11 counties as well as Southeast Nebraska. MICAH House currently has the capacity to serve 48 people in 15 private rooms.

The mission of MICAH House is to provide a safe, secure and nurturing environment for homeless families and single women. MICAH is the acronym for Ministry in Community Awareness Housing.

The MICAH House provides a temporary, stable environment while assisting individuals in gaining employment, permanent housing and addressing personal crisis. A myriad of collaborative resources is offered to families and individuals during their approximate four week stay. These include medical, legal, budgeting, religious, academic, mental health/substance abuse therapy and social programs. MICAH House is supported by donations from individuals, churches, business, grants, fundraising events and in-kind donations. MICAH House depends heavily on their volunteer roster of over 350 people who donate over 5,000 hours each year.



MICAH House also serves as the central food distribution center for the local area, receiving over 250,000 pounds of donated food products annually. These donations are utilized at the shelter to serve 18,886 meals. The excess is then redistributed to local shelters, pantries and senior centers.

While staying at the MICAH House guests are given access to several services including:

Parenting classes and parent groups

Substance Abuse Classes

Legal Aid Classes

Budgeting Classes

Pottawattamie County Homeless Link

VNA (Visiting Nurse Association)

Tutoring

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THE SALVATION ARMY

The following programs are currently being offered at the Council Bluffs Corps:

- Food Pantry
- Sun Beams
- Energy Assistance
- Boy Scouts
- Summer Fun Program
- Girl Guards
- Back To School Programs
- Jesus and Me
- Christmas Assistance
- Medical Assistance
- Rental Assistance
- Case Management

Overview:

The Salvation Army enjoys universal recognition, approval and support of its work to “care for the poor, feed the hungry, clothe the naked, love the unloved and befriend the friendless.” Much of the Army’s work concerns human problems that are deep-seated and must be carefully identified, patiently drawn into the open and boldly confronted.

History:

The Salvation Army gladly helps all people regardless of race, creed, gender, or age, working where the need is the greatest, motivated by its faith in God and love for all. Each local unit of The Salvation Army is self-determining within the national and international organization.

Commissioned (trained and ordained) Officers are appointed to the local community to direct its programs and services. An Advisory Board comprised of business and community leaders who support the purposes and work of The Salvation Army assists them. This partnership determines how best to meet the needs of the less fortunate in their area.



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NAMING OPPORTUNITIES

The agencies at the Charles E. Lakin Human Services Campus want to recognize and honor the generosity of those who are making it possible. All donors making a gift of \$1,000 or more will be recognized at the campus.

Donors making gifts of \$25,000 to \$1 million will have special naming opportunities, such as class rooms, play areas, computer labs and other areas.

Agency representatives and steering committee members can discuss specific opportunities that may interest you.



STEERING COMMITTEE

Steering Committee Members

Chairs

John Jerkovich

Ron Tekippe

Members

Deb Bass

Paul Bass

Roger Carlon

Christian Christensen

Matt Gronstal

Josh Guttau

Marie Knedler

Mitch Lane

John Nelson

Tony Payne

Chris Tinley

Matt Walsh

Verne Welch

Tom Whitson

CONTACTS

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Boys & Girls Clubs

Fred Schott – President/CEO
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Heartland Family Service

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Micah House – Emergency Family Shelter

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The Salvation Army

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