



## Agenda

City Council Meeting  
20 Second Avenue SW, Oelwein  
6:00 PM

November 10, 2025  
Oelwein, Iowa

---

**Mayor:** Brett DeVore

**Mayor Pro Tem:** Matt Weber

**Council Members:** Karen Seeders, Anthony Ricchio, Lynda Payne, Dave Lenz, Renee Cantrell

---

### Pledge of Allegiance

### Call to Order

### Roll Call

### Additions or Deletions

**Citizens Public Comments** - See Guidelines for Public Comments Below

- [A.](#) Public Comment Policy.

### Consent Agenda

- [1.](#) Consideration of a motion to approve the October 27, 2025 minutes.

### Public Hearing

- [2.](#) Public Hearing on November 10 at 6:00PM in the Council Chambers on the sale of 14 3rd Ave SE in the amount of \$1,101.00.
- [3.](#) Public Hearing on November 10 at 6:00PM in the Council Chambers on the sale of 501 West Charles in the amount of \$100.00.

### Resolutions

- [4.](#) Consideration of a resolution adopting Iowa Department of Transportation City Street Finance Report.
- [5.](#) Consideration of a resolution approving Pay Application No. 1 in the amount of \$83,181.36 to Baker Enterprises, Inc for the Oelwein Trails Segment 2.
- [6.](#) Consideration of a resolution approving the sale of 14 3rd Ave SE in the amount of \$1,101.00.
- [7.](#) Consideration of a resolution approving the sale of 501 W. Charles in the amount of \$100.00.
- [8.](#) Consideration of a resolution Certifying Tax Increment Finance Indebtedness in Various Districts in the City of Oelwein, Iowa.
- [9.](#) Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2026-27.

- [10.](#) Consideration of a resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year for Forsyth Management Company, LLC aka Quality Plus Manufacturing, Inc.
- [11.](#) Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC sub fund of the City's Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation economic development tax increment payments due to be paid in the next succeeding fiscal year.
- [12.](#) Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to ICE Manufacturing, Inc.
- [13.](#) Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to Hy-Vee, Inc.
- [14.](#) Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to BR Development, LLC.
- [15.](#) Consideration of a resolution authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Business Incentive Program).
- [16.](#) Consideration of a resolution authorizing internal advance for funding of Urban Renewal Project (Downtown Sidewalk Rehabilitation Project).
- [17.](#) Consideration of a resolution on an interfund transfer.

#### **Motions**

- [18.](#) Consideration of a motion approving Urban Renewal Report re: Fiscal Year 2024-2025 TIF Debt Outstanding.

#### **Council Updates**

##### **Mayor's Report**

##### **City Attorney's Report**

##### **City Administrator's Report**

- [A.](#) City Administrator.

#### **Adjournment**

- [B.](#) Additional Information.
- 

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440



Public Comment Policy  
Oelwein Guidelines for Public Participation during City Council Meetings  
Adopted by Council Resolution 5495-2023

1. Regular City Council Meetings “Public Comments” on non-agenda items.
  - a. The first opportunity for public comment is listed on the agenda as “Public Comments”. This time is set aside for the public to address the City Council on issues not scheduled on the agenda. It is not to be confused with a public hearing, which is a formal proceeding conducted for the purpose of discussing a specific topic, such as the city budget.
  - b. Anyone wishing to address the City Council must adhere to the following “Rules of Procedure and Decorum”:
    - i. Be recognized by the Mayor or Mayor Pro Tem.
    - ii. State their name and address.
    - iii. Speak from the podium in a civil, non-argumentative and respectful manner.
    - iv. Whenever a group wishes to address the City Council on the same subject, the Mayor may request that a spokesperson be chosen by the group to avoid significant repetitive comments. Follow up comments by others that are similarly minded, should be limited to acknowledging their agreement with the comments made by the spokesperson or any other prior speaker, and not merely repeating previously made comments.
    - v. Each person wishing to speak during the public comment period shall be given three (3) minutes to share their comments.
    - vi. Speakers will be required to speak into the microphone, speak clearly and succinctly, to ensure all in attendance, in person or virtually, can clearly hear and understand what is being said.
    - vii. All remarks shall be directed to the Mayor and City Council as a body rather than to the Mayor, any particular Councilmember, or any member of the staff or audience.
    - viii. If the speaker intends to share any documents the City Council during their comments, a copy must also be provided to the City Clerk. If the speaker is reading a “statement” to the Council, it is requested that a copy of the “statement” be provided to the City Clerk so as to have a clear and accurate record of what was said.
    - ix. Speakers shall refrain from the use of profanity; language likely to incite violence or outbursts from the audience; language that is disruptive to the orderly process of the meeting; engaging in conversations with individual council members; making comments of a personal nature regarding others; shouting, yelling or screaming.
    - x. Speakers shall not continue to address the City Council once they have left the podium and will at no point address or engage in conversation with the Mayor, Council, or staff from their seat.
  - c. Other matters relevant to the Public Comment section reference topics not on the Agenda.
    - i. Should the Mayor or Council request clarifications from the speaker the Mayor, in the Mayor’s sole discretion, may provide additional time to the speaker.



- ii. The Mayor or Mayor Pro Tem, in the sole discretion of the Mayor or Mayor Pro Tem in the absence of the Mayor, may provide additional time or reduce time allowed any speaker and/or make other allowances or judgements deemed appropriate under the circumstances, in the Mayor's capacity as the presiding official.
- iii. In many cases, the speaker will be directed to meet with staff outside of the meeting to further discuss, obtain answers to questions, to resolve the issue, and/or to discuss next steps.
- iv. Other than asking a question to clarify a statement made by the speaker, Council members shall refrain from entering into a dialogue with the speaker. This portion of the agenda is not intended for a discussion or debate between the City Council and the speaker and should not be used for that purpose. Iowa Code requires public notice of all items to be considered/debated to be posted at least twenty-four (24) hours in advance of the meeting. Therefore, Council discussion or debate on a topic brought up in the public comment section would be a violation of Iowa Code.
- v. The Mayor is responsible for maintaining order and decorum and will not allow the speaker, or any other person in attendance, to make personal attacks or inflammatory comments and will, when appropriate, direct any person violating any of the rules set forth herein to be quiet, to sit down and/or return to their seat as appropriate. Failure to comply with directives of the Mayor may result in the person being asked to leave the meeting or removed from the meeting. The Mayor may call for a break or recess to allow the speaker to leave or be removed from the meeting.

2. City Council Meetings "Public Comments" on Agenda Items during the meeting

- a. The City Council meeting is designed for the City Council to discuss and make decisions on the various issues on the agenda. The procedure for introduction, consideration, and action on agenda items is as follows:
  - i. Each agenda item is introduced by the Mayor
  - ii. The Mayor asks for a staff presentation or clarification of any relevant staff report.
  - iii. If dealing with an issue tied to an applicant, the Mayor may ask for comments from the applicant.
  - iv. The Mayor will then request whether any person in attendance wished to comment on the agenda item.
  - v. After the cessation of Council debate and any other comments as appropriate, the Mayor will call for a motion and second.
  - vi. Once a motion has been made and seconded, no additional comments will be received from the public, only City Council debate, with staff input as appropriate, will occur from this point forward.
- b. The rules for addressing the City Council at the designated time during this portion of the meeting are:
  - i. The speaker must be recognized by the Mayor.
  - ii. The speaker must speak from the podium and must provide their name and address for the record.



- iii. At no time will members of the public be allowed to enter into the City Council discussion from their seat. Upon recognition by the Mayor, a person may only be allowed to speak at the podium during the City Council discussion so long as the Mayor finds the comments to be germane, necessary and/or helpful to the City Council.
  - iv. No speaker will be allowed to speak more than once on any agenda item unless clarification is requested by the City Council and permission granted by the Mayor.
  - v. When an agenda includes a “Public Hearing”, any comments from the Public will only be received during the Public Hearing, not after the Public Hearing during consideration of any action item tied to the Public Hearing discussion.
  - vi. All rules set forth above in the “Public Comments” on non-agenda items section of this Policy, unless specifically excepted by the provisions of this section, shall by this reference be applicable to Public Comments on agenda items.
3. Public Hearings
- a. When an item under consideration requires a public hearing by statute, the Mayor will open and facilitate the public hearing. Public comments will be received in the same manner, and subject to, all provisions described and set forth under Paragraph 2 of this Policy.
  - b. Reasonable limitations on the number of speakers and time allowed to speak may be imposed by the Mayor in order to keep the meeting moving.
  - c. Public hearings are held to gather data and opinions from the public to assist and facilitate the decision-making process.
  - d. All rules set forth above in the “Public Comments” on non-agenda items section of this Policy, unless specifically excepted by the provisions of this section, shall by this reference be applicable to Public Comments on agenda items..
4. Public Comments at Council Workshops / Work Sessions.
- a. The committee chair runs the work session. The purpose of work sessions is to allow staff to present material and for the Council to have time to discuss and consider issues in greater detail before taking action.
  - b. Public Comments:
    - i. Because the Workshop/Work Session is designed for discussion among the members of the City Council and staff, public comment is not warranted. A member of the audience may only speak should the chair recognizes a member of the public or interested party or if a Council member requests that a member of the public be recognized. If so recognized, the same rules of decorum as listed for Council meetings apply, and the chair may impose any and all other restrictions deemed appropriate in the sole discretion of the chair.
  - c. All rules set forth above in the “Public Comments” on non-agenda items section of this Policy, unless specifically excepted by the provisions of this section, shall by this reference be applicable to Public Comments on agenda items.
5. Rules of Decorum for the Audience during Council Meetings and Work Sessions
- a. Meeting attendees (the audience):



- i. Will refrain from commenting, clapping, shouting, booing, or other inappropriate and/or disruptive behavior.
  - ii. Will refrain from private conversations during meetings.
  - iii. Should not address Council members in individual conversation or make comments to individual Council members.
- 6. Contacting City Council Members outside of Meetings
  - a. You may contact your City Council member at any time. Their contact information is on the City's website (<https://www.cityfoelwein.org>) at the button marked Government then City Council. Phone numbers may be provided City Hall should permission be given by the elected official.



## Minutes

City Council Meeting  
20 Second Avenue SW, Oelwein  
October 27, 2025 - 6:00 PM

### Pledge of Allegiance

### Call to Order

Mayor DeVore called the meeting to order at 6:00 PM.

**Roll Call**      **Present:**      Cantrell, Payne, Seeders, Ricchio, Weber, Lenz  
                          **Also Present:**      Mayor DeVore, City Clerk/Treasurer Rigdon, Administrative Assistant Kaylonna McKee  
                          **Absent:**      NA

### Additions or Deletions

A motion was made by Lenz, seconded by Weber to adopt the agenda as amended.

All aye.      Motion carried.

### Citizens Public Comments

Charles Rochford, 113 8<sup>th</sup> St SE, spoke on Item No. 9 stating they are working to get the abstract updated.

### Consent Agenda

1. Consideration of a motion to approve the October 13, 2025 minutes.
2. Claims resolution in the amount of \$636,093.08.
3. Consideration of a Class 'C' Liquor License renewal for Oil & Wine Beer Co. LLC DBA Ampersand.
4. Consideration of a resolution authorizing the temporary closure of public ways or grounds for the Oelwein Volunteer Fire Department for controlled burn training on October 28, 2025.

*Resolution No. 5808-2025 was applied to this resolution.*

A motion was made by Weber, seconded by Lenz to approve the consent agenda.

All aye.      Motion carried.

### Resolutions

5. Consideration of a resolution approving pay application number one in the amount of \$13,822.50 to Taylor Construction for the 10th St. Bridge Project.

A motion was made by Lenz, seconded by Weber to approve Resolution No. 5809-2025.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber, Lenz

Nays: NA

Motion carried.

6. Consideration of a resolution approving a five-year sewer maintenance contract with CIT Sewer Solutions.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5810-2025.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber, Lenz

Nays: NA

Motion carried.

7. Consideration of a resolution approving the purchase of an automatic transfer switch from Interstate Power Systems in the amount of \$28,464.68.

A motion was made by Lenz, seconded by Weber to approve Resolution No. 5811-2025.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber, Lenz

Nays: NA

Motion carried.

8. Consideration of a resolution approving tree grinding by T&W in the amount of \$22,750.00.

A motion was made by Lenz, seconded by Weber to approve Resolution No. 5812-2025.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber, Lenz

Nays: NA

Motion carried.

9. Consideration of a resolution approving the Demolition Assistance application to Russ McNamara & Charles Rochford for 122 7th Street SE in the amount of \$5,000.00.

A motion was made by Lenz, seconded by Weber to approve the direction from the Planning, Finance, Enterprise, and Economic Development to table the application pending applicants' ownership.

All aye.

Motion carried.

10. Consideration of a resolution setting a public hearing for November 10 at 6:00PM in the Council Chambers on the sale of 14 3rd Ave SE in the amount of \$1,101.00.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5813-2025.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber, Lenz

Nays: NA

Motion carried.

11. Consideration of a resolution setting a public hearing for November 10 at 6:00PM in the Council Chambers on the sale of 501 West Charles in the amount of \$100.00.

A motion was made by Lenz, seconded by Weber to approve Resolution No. 5814-2025.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber, Lenz

Nays: NA

Motion carried.



12. Consideration of a resolution accepting 109 9th Ave SW, 115 9th Ave SW, & 214 4th Ave NW from FJI-I Holdings, LLC as Property Forfeitures.

A motion was made by Weber, seconded by Lenz to approve Resolution No. 5815-2025, accepting 109 9th Ave SW and 115 9<sup>th</sup> Ave SW from FJI-I Holdings, LLC as Property Forfeitures and not to accept 214 4<sup>th</sup> Ave NW.

Ayes: Cantrell, Payne, Seeders, Ricchio, Weber, Lenz

Nays: NA

Motion carried.

### Motions

13. Consideration of a motion approving direction from the Planning, Finance, Enterprise, and Economic Development on the Hotel Motel request of \$9,369.00 to Oelwein Coliseum Ballroom.

A motion was made by Lenz, seconded by Ricchio approving the direction from the Planning, Finance, Enterprise, and Economic Development approving the Hotel Motel request of \$9,369.00 to Oelwein Coliseum Ballroom. All aye. Motion carried.

### Mayor's Report

Mayor DeVore stated he and the Landfill Commission are having continued discussions on the blue recycling bins.

### Adjournment

A motion was made by Lenz, seconded by Weber to adjourn the meeting at 6:15 PM.

All aye.

Motion carried.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Rigdon, City Clerk/Treasurer

I, Barbara Rigdon, City Clerk/Treasurer in and for the City of Oelwein, Iowa do hereby certify that the above and foregoing is a true accounting of the Council Proceedings held October 27, 2025 and copy of said proceedings was furnished to the Register October 29, 2025.

\_\_\_\_\_  
Barbara Rigdon, City Clerk/Treasurer

## CITY OF OELWEIN

## NOTICE OF PUBLIC HEARING ON THE PROPOSED SALE OF CITY OWNED REAL ESTATE

Notice is hereby given that the City of Oelwein, Fayette County, Iowa, proposes to sell and convey by Quit Claim Deed, the following described real estate situated in the City of Oelwein:

Lot 7, Block 12, Original Town of Oelwein, Fayette County, Iowa

The City proposes to sell the property locally known as 14 3<sup>rd</sup> Ave. SE, Parcel No. 1821404016, to Todd Ohl for the sum of \$1,101.00.

Public Hearing on the proposed sale, and terms associated therewith, will be held at 6:00 P.M. on November 10, 2025 at City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA. After acceptance of public comment, if any, and closing of the public hearing, the City Council may act upon the proposal to sell and transfer said property.

Any person may appear at the Public Hearing to comment on the proposed terms of the sale to Todd Ohl and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at Oelwein City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA during regular business hours, by mailing to the City of Oelwein at the same address, or by email to the City Clerk's Office at [dmulfinger@cityofuelwein.org](mailto:dmulfinger@cityofuelwein.org), on or before the date and time of the Public Hearing.

Dylan Mulfinger, City Administrator  
City of Oelwein, Iowa

## CITY OF OELWEIN

## NOTICE OF PUBLIC HEARING ON THE PROPOSED SALE OF CITY OWNED REAL ESTATE

Notice is hereby given that the City of Oelwein, Fayette County, Iowa, proposes to sell and convey by Quit Claim Deed, the following described real estate situated in the City of Oelwein:

The South 80 feet of Lot 9, and the East half of the South 80 feet of Lot 10, Block 2, Humphrey's Addition to Oelwein, Fayette County, Iowa

The City proposes to sell the property locally known as 501 W. Charles, Parcel No. 1821155010, to Rockie G. Williams and Jennifer Williams for the sum of \$100.00

Public Hearing on the proposed sale, and terms associated therewith, will be held at 6:00 P.M. on November 10, 2025 at City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA. After acceptance of public comment, if any, and closing of the public hearing, the City Council may act upon the proposal to sell and transfer said property.

Any person may appear at the Public Hearing to comment on the proposed terms of the sale to Rockie G. Williams and Jennifer Williams and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at Oelwein City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA during regular business hours, by mailing to the City of Oelwein at the same address, or by email to the City Clerk's Office at [dmulfinger@cityofeelwein.org](mailto:dmulfinger@cityofeelwein.org), on or before the date and time of the Public Hearing.

Dylan Mulfinger, City Administrator  
City of Oelwein, Iowa



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year Item 4.

Oelwein  
11/6/2025 10:18:12 AM

### Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$333,148					\$333,148
Benefits - Roads/Streets			\$120,773				\$120,773
Training & Dues		\$4,244					\$4,244
Building & Grounds Maint. & Repair		\$939					\$939
Vehicle & Office Equip Operation and Repair		\$14,130					\$14,130
Operational Equipment Repair		\$29,973					\$29,973
Other Utilities		\$1,482					\$1,482
Other Maintenance and Repair						\$9,876	\$9,876
Engineering					\$147,653		\$147,653
Insurance	\$39,130						\$39,130
Payments to othe agencies		\$10,908					\$10,908
Technology Expense		\$12,319					\$12,319
Other Professional Services		\$7,735			\$23,065		\$30,800
Other Contract Services		\$14,224			\$1,673		\$15,897
Office Supplies		\$924					\$924
Operating Supplies		\$60,987					\$60,987



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year Item 4.

Oelwein  
11/6/2025 10:18:12 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Replacement Posts & Signs		\$12,052					\$12,052
Right-of-Way						\$71,035	\$71,035
Street - Capacity Improvement		\$55,945			\$617,760		\$673,705
Street - Preservation					\$480,530		\$480,530
Street - Safety/Environment		\$61,500					\$61,500
Principal Payment				\$280,883			\$280,883
Interest Payment				\$77,585			\$77,585
Bond Registration Fees				\$1,488			\$1,488
Transfer Out		\$100,000	\$234,968				\$334,968
Street Lighting		\$109,404					\$109,404
Traffic Control/Safety		\$2,886					\$2,886
Depreciation & Building Utilities		\$8,321					\$8,321
Street Cleaning		\$9,275					\$9,275
Snow Removal Salaries		\$5,963					\$5,963
Snow Removal Benefits			\$2,162				\$2,162
<b>Total</b>	\$39,130	\$856,359	\$357,903	\$359,956	\$1,270,681	\$80,911	\$2,964,940



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year Item 4.

Oelwein  
11/6/2025 10:18:12 AM

### Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$16,488		\$122,935	\$359,956			\$499,379
Other Taxes (Hotel, LOST)			\$196,990				\$196,990
Interest	\$22,466		\$585		\$59,650		\$82,701
State Revenues - Road Use Taxes		\$840,754					\$840,754
Charges/fees						\$80,911	\$80,911
Assessments			\$34,383				\$34,383
Fuel Tax Refund			\$3,010				\$3,010
Sale of Property & Merchandise	\$25						\$25
Fines	\$151						\$151
Transfer In					\$334,968		\$334,968
<b>Total</b>	\$39,130	\$840,754	\$357,903	\$359,956	\$394,618	\$80,911	\$2,073,272



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year Item 4.

Oelwein  
11/6/2025 10:18:12 AM

### Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2024 10th Street Bridge Improvements	\$1,450,000	\$125,000	\$54,133	\$125,000	\$54,133	\$1,325,000
2020 GO Bond	\$1,655,000	\$220,000	\$33,100	\$62,264	\$9,368	\$1,435,000
2016B GO Bond	\$360,000	\$75,000	\$7,067	\$51,750	\$4,876	\$285,000
2022 GO Construction Bond	\$3,460,000	\$345,000	\$75,875	\$41,869	\$9,208	\$3,115,000
<b>Total</b>	\$6,925,000	\$765,000	\$170,175	\$280,883	\$77,585	\$6,160,000



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year Item 4.

Oelwein  
11/6/2025 10:18:12 AM

### Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
310SG JD Backhoe	2003	Purchased	\$31,861	No Change
Freightliner Truck	2015	Purchased	\$105,600	No Change
Freightliner Truck	2014	Purchased	\$103,035	No Change
International Dump Truck	2012	Purchased	\$105,000	No Change
Ford F-250 Super Duty Pickup/V Snow Plow	2011	Purchased	\$22,393	No Change
LT-7506 Dump Truck	2002	Purchased	\$77,417	No Change
G720 Volvo Road Grader	2002	Purchased	\$79,372	No Change
JD 570 Road Grader	1995	Purchased	\$135,369	No Change
Champion Roller	1998	Purchased	\$15,000	No Change
IHC Truck w/Klaur Sno Go Blower	1972	Purchased	\$5,600	No Change
Ford 137 F-250 4x2	2016	Purchased	\$24,980	No Change
Elgin Street Sweeper	1999	Purchased	\$77,681	No Change
John Deere Utility Tractor 5090E	2020	Purchased	\$69,871	No Change
International Boom Truck	2007	Purchased	\$27,000	No Change
Freightliner Dump Truck	2021	Purchased	\$136,715	No Change
Bobcat Skidsteer S770	2021	Purchased	\$53,049	No Change
Volvo Endloader	2021	Purchased	\$131,500	No Change
INTERNATIONAL DUMP TRUCK HV507 4X22	2023	Purchased	\$150,953	No Change





Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year Item 4.

Oelwein

11/6/2025 10:18:12 AM

### Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Asphalt milling & overlay, curb & gutter spot repair, sidewalk ramps - 1st St NE, 12th Ave SE and South Frederick	\$629,517	\$617,760	Heartland Asphalt



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year Item 4.

Oelwein

11/6/2025 10:18:12 AM

### Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$593,252	\$0	\$0	\$2,408,824	\$0	\$3,002,076
SubTotal Expenses (-)	\$39,130	\$756,359	\$122,935	\$359,956	\$1,270,681	\$80,911	\$2,629,972
Transfers Out (-)		\$100,000	\$234,968				\$334,968
Subtotal Revenues (+)	\$39,130	\$840,754	\$357,903	\$359,956	\$59,650	\$80,911	\$1,738,304
Transfers In (+)					\$334,968		\$334,968
Ending Balance	\$0	\$577,647	\$0	\$0	\$1,532,761	\$0	\$2,110,408

Resolution Number:

Execution Date: Monday, November 10, 2025

Signature: Brenda Michels

RESOLUTION NO. \_\_\_\_\_-2025

RESOLUTION APPROVING PAY APPLICATION NO. 1 IN THE AMOUNT OF \$83,181.36 TO BAKER ENTERPRISE, INC FOR THE OELWEIN TRAILS SEGMENT 2

WHEREAS, the original contract price for this project is \$429,743.65; and

WHEREAS, the pay application number 1 will cost \$83,181.36; and

WHEREAS, the project has been designed and administered by Fehr Graham;

WHEREAS, the contractor is Baker Enterprises, Inc.; and

Now, therefore, be it resolved by the City Council of Oelwein, Iowa approves Pay Application No. 1 in the amount of \$83,181.36 to Baker Enterprises, Inc for the Oelwein Trails Segment 2

Passed and approved this 10<sup>th</sup> day of November, 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the Resolution as read be adopted, and upon roll call there were:

AYES      NAYS      ABSENT      ABSTAIN

Ricchio

Weber

Lenz

Cantrell

Seeders

Payne

Attest:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

November 12, 2025.

PARTIAL PAY ESTIMATE NUMBER ONE  
 SEGMENT 2 TRAIL, OELWEIN, IOWA  
 PROJECT NUMBER 21-1205

Name of Contractor: Baker Enterprises, Inc 2504 East Bremer Avenue Waverly, Iowa 50677					Name of Owner: City of Oelwein 20 2nd Avenue SW Oelwein, Iowa 50662					
Date of Completion:  Original: By December 5, 2025, with seeding completed by May 15, 2026 Revised:				Amount of Contract:  Original: \$ 429,743.65 Revised:			Dates of Estimate:  From: Start Through: October 25, 2025			
Item	Code	Description	BID Quantity	CO Quantity	Unit	Unit Price	This Period		Total To Date	
							Quantity	Amount	Quantity	Amount
		BID ITEMS								
1	2010-C	CLEARING AND GRUBBING	1		LS	\$ 25,750.00	1	\$ 25,750.00	1	\$ 25,750.00
2	2010-E	EXCAVATION, CLASS 10	2400		CY	\$ 12.00	1800	\$ 21,600.00	1800	\$ 21,600.00
3	2010-G	SUBGRADE PREPARATION	2838		SY	\$ 1.50		\$ -		\$ -
4	2010-H	GRANULAR STABILIZATION	200		TON	\$ 20.00		\$ -		\$ -
5	2010-J	SUBBASE, MODIFIED, 6" THICK	2838		SY	\$ 7.30	1023	\$ 7,467.90	1023	\$ 7,467.90
6	2010-K-1	REMOVAL OF STRUCTURE, PCC STAIRS	2		EA	\$ 300.00	2	\$ 600.00	2	\$ 600.00
7	4030-A-1	PIPE CULVERT, TRENCHED, RCP, 12" DIA.	16		LF	\$ 65.00		\$ -		\$ -
8	4030-A-1	PIPE CULVERT, TRENCHED, RC ARCH, 51"X31" DIA.	32		LF	\$ 265.00		\$ -		\$ -
9	4030-B	PIPE APRON, RCP, 12" DIA.	2		EA	\$ 1,095.00		\$ -		\$ -
10	4030-B	PIPE APRON, RC ARCH, 51"X31"	2		EA	\$ 3,325.00		\$ -		\$ -
11	4030-C	FOOTING FOR CONCRETE PIPE APRON, RCP, 51"X31"	2		EA	\$ 625.00		\$ -		\$ -
12	5020-999-A	FIRE HYDRANT RELOCATION	1		EA	\$ 4,150.00		\$ -		\$ -
13	7030-A-1	REMOVAL OF SIDEWALK	560		SY	\$ 6.50	560	\$ 3,640.00	560	\$ 3,640.00
14	7030-A-3	REMOVAL OF DRIVEWAY, PCC	28		SY	\$ 13.50	28	\$ 378.00	28	\$ 378.00
15	7030-B	REMOVAL OF CURB	10		LF	\$ 45.00		\$ -		\$ -
16	7030-C	SHARED USE PATH, PCC, 6" THICK. 8' WIDE	1917		SY	\$ 49.50		\$ -		\$ -
17	7030-C	SHARED USE PATH, PCC, 6" THICK REINFORCED. 8' WIDE	28		SY	\$ 84.00		\$ -		\$ -
18	7030-E	SIDEWALK, PCC, 5" THICK.	27		SY	\$ 60.00		\$ -		\$ -
19	7030-G	DETECTABLE WARNING	122		SF	\$ 49.00		\$ -		\$ -

Item	Code	Description	BID Quantity	CO Quantity	Unit	Unit Price	This Period		Total To Date	
							Quantity	Amount	Quantity	Amount
20	7030-H-1	DRIVEWAY, PAVED, PCC, 6" THICK REINFORCED	117		SY	\$ 78.50		\$ -		\$ -
21	7030-H-1	DRIVEWAY, PAVED, PCC, 8" THICK	225		SY	\$ 84.00		\$ -		\$ -
22	7030-H-3	DRIVEWAY, CLASS A ROAD STONE, 12" THICK	100		TON	\$ 20.00		\$ -		\$ -
23	7030-999-A	REMOVAL & SALVAGE OF DRIVEWAY, CLASS A CRUSHED STONE	340		SY	\$ 2.50	170	\$ 425.00	170	\$ 425.00
24	7040-A	FULL DEPTH PATCHES, PCC	16		SY	\$ 165.00		\$ -		\$ -
25	7040-999-A	POURED CONCRETE WALL REMOVAL	1		LS	\$ 2,450.00	1	\$ 2,450.00	1	\$ 2,450.00
26	8030-A	TEMPORARY TRAFFIC CONTROL	1		LS	\$ 3,500.00	0.25	\$ 875.00	0.25	\$ 875.00
27	8040-A	TRAFFIC SIGNS AND POSTS, TRAIL, FURNISH AND INSTALL	30		EA	\$ 283.00		\$ -		\$ -
28	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	2		EA	\$ 400.00		\$ -		\$ -
29	9010-A	CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING (TYPE 1 PERMANENT LAWN MIX)	1.2		AC	\$ 3,750.00		\$ -		\$ -
30	9010-A	CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING (TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE)	1.2		AC	\$ 3,095.00		\$ -		\$ -
31	9040-E	TEMPORARY RECP, (TYPE) 2C	885		SY	\$ 1.25		\$ -		\$ -
32	9040-J	RIP RAP, CLASS E	500		TON	\$ 39.00	446.57	\$ 17,416.23	446.57	\$ 17,416.23
33	9040-F-1	WATTLE, INSTALLATION	110		LF	\$ 2.95		\$ -		\$ -
34	9040-F-1	WATTLE, REMOVAL	110		LF	\$ 1.00		\$ -		\$ -
35	9040-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	890		LF	\$ 1.85	612	\$ 1,132.20	612	\$ 1,132.20
36	9040-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	890		LF	\$ 0.25		\$ -		\$ -
37	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	890		LF	\$ 0.65		\$ -		\$ -
38	9040-O-2	TRACK-OUT CONTROL	50		TON	\$ 25.00		\$ -		\$ -
39	9040-T-1	INLET PROTECTION DEVICE, WATTLES	1		EA	\$ 85.00		\$ -		\$ -
40	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	1		EA	\$ 85.00		\$ -		\$ -
41	9080-A	CONCRETE STEPS, TYPE B	29.2		SF	\$ 140.00		\$ -		\$ -
42	9080-B	HANDRAIL	11		LF	\$ 175.00		\$ -		\$ -
43	9999-A	BOLLARD, 6" DIA. STEEL, REMOVABLE	2		EA	\$ 1,000.00		\$ -		\$ -
44	11,020-A	MOBILIZATION	1		LS	\$ 11,650.00	0.5	\$ 5,825.00	0.5	\$ 5,825.00
45	2429-0000100	PRE-ENGINEERED STEEL TRUSS TRAIL BRIDGE WITH EXPRESS ABUTMENTS	1		EA	\$ 110,950.00		\$ -		\$ -
		<b>TOTAL BID ITEMS</b>						\$ 87,559.33		\$ 87,559.33

PARTIAL PAY ESTIMATE NUMBER ONE  
 SEGMENT 2 TRAIL, OELWEIN, IOWA  
 PROJECT NUMBER 21-1205

This Period	Retainer 5.00%	Total to Date
\$ 87,559.33	Amount Earned	\$ 87,559.33
\$ 4,377.97	Amount Retained	\$ 4,377.97
XXXXXXXXXXXXXXXXXXXX	Previous Payments	
\$ 83,181.36	Amount Due	\$ 83,181.36

Estimated Percent of Job Completed

20.37%

Is Contractor's Construction Progress on Schedule?

Yes

Submitted By:

Approved By:

Baker Enterprises, In.c

City of Oelwein

By: Blake Baker Date: 11/06/2025  
 Blake Baker, President

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Brett DeVore, Mayor

Recommended By:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Dylan Mulfinger, City Administrator

By: Fehr Graham Date: 11/05/2025  
 Jon Biederman, PE, LSI, Senior Project Manager

## RESOLUTION NO. \_\_\_\_\_ - 2025

RESOLUTION APPROVING SALE OF CITY OWNED REAL PROPERTY LOCATED AT  
14 3rd AVE. SE

WHEREAS, the City of Oelwein, Iowa owns the following described real estate:

Lot 7, Block 12, Original Town of Oelwein, Fayette County, Iowa

WHEREAS, by Resolution No. 5813-2025 the Council scheduled a Public Hearing on the proposed sale of the above-described property for November 10, 2025 at 6:00 p.m., during the regular City Council meeting to be held in the City Council Chambers, Oelwein City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, Iowa, and

WHEREAS, notice of the Public Hearing was published in the Oelwein Daily Register, consistent with the requirements of §364.7 and §362.3 of the Iowa Code, and

WHEREAS, the Mayor opened the Public Hearing, accepted public comment, received and considered any written comments received in advance of the Public Hearing, and upon the conclusion of the receipt of comments closed the public hearing, and

WHEREAS, the City Council discussed the proposed sale of said real estate and found that the City did not have a continuing use for the above-described property, that the property did not otherwise serve a public purpose, and that the sale of said property would, therefore, be in the best interest of the City, and

WHEREAS, the City Council also discussed the value of the real estate, the value to the community of the potential uses for the property, and in consideration of the above and foregoing, determined it to be appropriate and in the best interests of the City to approve the sale of said property to Todd Ohl for the sum of \$1,101.00.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OELWEIN IOWA, AS FOLLOWS:

- Section 1. The property described herein shall be transferred to Todd Ohl for the sum of \$1,101.00
- Section 2. The property is being sold as is.
- Section 3. The property shall be transferred by Quit Claim Deed with no abstract to be provided.
- Section 4. The Quit Claim Deed, and related Clerk's Affidavit, shall be recorded at the expense of the City.
- Section 5. The Mayor shall be authorized to execute the QCD, and any other documents related to the approved transfer of this property as set forth above.
- Section 6. This resolution shall be in effect upon its passage and approval as provided by law.

PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and seconded  
by \_\_\_\_\_ that the Resolution as read  
be adopted, and upon roll call the following  
votes were cast:

Aye    Nay    Absent    Abstain

Ricchio

Weber

Lenz

Cantrell

Seeders

Payne



## RESOLUTION NO. \_\_\_\_\_ - 2025

RESOLUTION APPROVING SALE OF CITY OWNED REAL PROPERTY LOCATED AT  
501 W. CHARLES

WHEREAS, the City of Oelwein, Iowa owns the following described real estate:

The South 80 feet of Lot 9, and the East half of the South 80 feet of Lot 10, Block 2, Humphrey's  
Addition to Oelwein, Fayette County, Iowa

WHEREAS, by Resolution No. 5814-2025 the Council scheduled a Public Hearing on the proposed sale of the above-described property for November 10, 2025 at 6:00 p.m., during the regular City Council meeting to be held in the City Council Chambers, Oelwein City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, Iowa, and

WHEREAS, notice of the Public Hearing was published in the Oelwein Daily Register, consistent with the requirements of §364.7 and §362.3 of the Iowa Code, and

WHEREAS, the Mayor opened the Public Hearing, accepted public comment, received and considered any written comments received in advance of the Public Hearing, and upon the conclusion of the receipt of comments closed the public hearing, and

WHEREAS, the City Council discussed the proposed sale of said real estate and found that the City did not have a continuing use for the above-described property, that the property did not otherwise serve a public purpose, and that the sale of said property would, therefore, be in the best interest of the City, and

WHEREAS, the City Council also discussed the value of the real estate, the value to the community of the potential uses for the property, and in consideration of the above and foregoing, determined it to be appropriate and in the best interests of the City to approve the sale of said property to Rockie G. Williams and Jennifer Williams, for the sum of \$100.00

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OELWEIN IOWA, AS FOLLOWS:

- Section 1. The property described herein shall be transferred to Rockie G. Williams and Jennifer Williams, for the sum of \$100.00.
- Section 2. The property is being sold as is.
- Section 3. The property shall be transferred by Quit Claim Deed with no abstract to be provided.
- Section 4. The Quit Claim Deed, and related Clerk's Affidavit, shall be recorded at the expense of the City.
- Section 5. The Mayor shall be authorized to execute the QCD, and any other documents related to the approved transfer of this property as set forth above.
- Section 6. This resolution shall be in effect upon its passage and approval as provided by law.

PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and seconded  
by \_\_\_\_\_ that the Resolution as read  
be adopted, and upon roll call the following  
votes were cast:

Aye    Nay    Absent    Abstain

Ricchio

Weber

Lenz

Cantrell

Seeders

Payne

RESOLUTION NO. \_\_\_\_\_-2025

CERTIFYING TAX INCREMENT FINANCE INDEBTEDNESS IN VARIOUS  
DISTRICTS IN THE CITY OF OELWEIN, IOWA  
CERTIFIED DECEMBER 2025 FOR FY 2026-2027

**Industrial Park Urban Renewal Area:**

2016 B GO Debt E Penn Expansion and  
2016 A GO Debt E Penn Expansion  
Annual Appropriation 100% of what is available approx. \$720,000

Rebate Agreements

Forsyth Management Company, LLC/Quality Plus Mfg., Inc.  
Annual Appropriation 90% of what's available approx. \$55,000

Boulders Inn assigned to Cornerstone Inn and Suites, LLC  
Annual Appropriation 90% of what's available approx. \$38,000

ICE Manufacturing  
Annual Appropriation (Jobs Component) 90% of what's available approx. \$19,000

HyVee  
Annual Appropriation 90% of what's available approx. \$13,000

BR Development, LLC  
Annual Appropriation (residency option) 90% of what is available approx. \$65,000

**Central Urban Renewal Area:**

Downtown Streetscape  
Downtown Business Grants New Debt 75,000.  
Downtown Sidewalk Project New Debt 125,000.  
Both Annual Appropriation 90% of what is available approx. \$170,000

Rebate Agreements

None

**Residential Urban Renewal Area:** None

PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and  
seconded by \_\_\_\_\_ that the  
Resolution as read be adopted, and upon roll  
call the following votes were cast:

	Aye	Nay	Absent	Abstain
Ricchio				
Weber				
Lenz				
Cantrell				
Seeders				
Payne				

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2) East Penn Related

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 0

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

---

---

---

---

---

---

---

---

---

---

Dated this 10 day of November, 2025

\_\_\_\_\_  
Signature of Authorized Official

319-283-5440  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Oelwein County: FayetteUrban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2) East Penn RelatedUrban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Resol #4937 Interfund Loan from water fund to pay FY 2017 interest due on 2016 Series GO Bonds Year 1 of 3 years	11-14-16	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Resol #4998 Interfund Loan from water fund to pay FY 2018 interest due on 2016 series GO Bonds Year 2 of 3 years	10-09-17	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. Resol #5067 interfund Loan from water fund to pay FY 2019 interest due on 2016 Series GO Bonds Year 3 of 3 years	11-26-18	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. Rebate Agreement - E Penn Manufacturing Year 1 of annual appropriation rebate (90% of available - approximately \$-----) \$3,340,000 NTE overlife of rebate, FY ---- will be yr ---- of 10 yr agreement Annual Appropriation	2-16-2016	0
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1:** 0

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year  
Where Less Than The Legally Available TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name Oelwein Industrial Urban Renewal (Urban Renewal #2) East Penn

Urban Renewal Area Number 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City requests 100% of available TIF dollars for East Penn Urban Renewal area for FY 2024	
Approximately	720,000
The above dollars will service the following debts:	
2016A Taxable GO Annual Appropriation Bonds - FY 2025 pymt \$594,300+500 fee	
2016B GO Bonds - FY 2025 pymt \$8,330	
Funds rec'd over what is neecessary for GO Bond payments will go to pay back 3 water fund interfund loans which paid interest on the bonds in early years totaling \$590,297.	
Certified new debt for first 3 years interest due on 2016 Series GO Bond Water fund transfer per Ted Dept Mgmt totaling \$12,661	
Once all the above debt is paid, the City requests:	
East Penn Rebate - 90% of available , approximately \$ 0.00	

Dated this 10 day of November, 2025

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
319-283-5440  
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested**

**Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Downtown Urban Renewal (Central Urban Renewal)

Urban Renewal Area Number: 33012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ **200,000**

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Year 9 of an additional annual interfund transfer of \$75,000 from ED to TIF for downtown business grant projects.

1st 4 yrs \$75,000, yr 5 \$150,000, yr 6 \$75,000, yr 7 \$75,000, yr 8 \$75,000, yr 9 \$75,000

Year 2 of annual interfund transfer of \$125,000 from ED to TIF for downtown sidewalk project. NTE \$1,920,000.

1st yr \$125,000, yr 2 \$125,000

Apply funds first to business grant 75,000, additional funds rec'd apply towards 125,000 sidewalk project

to accumulate enough funds to do the project in pieces to complete the whole.

An Amount will be certified each year in the future to pay back Economic Development Fund Interfund Loans

Dated this 10 day of November, 2025

\_\_\_\_\_  
Signature of Authorized Official

319-283-5440

\_\_\_\_\_  
Telephone



TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Downtown Urban Renewal (Central Urban Renewal)

Urban Renewal Area Number: 33012 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Interfund Transfer - Local Option Sales Tax to TIF Downtown Grants Annual transfer for yearly grants. 90% of what is available For FY 2027 - \$75,000 Year 9	11-13-2018	75,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Interfund transfer-Local Option Sales Tax to TIF Downtown Sidewalk Project Annual transfer for yearly grants. 90% of what is available For FY 2027 - \$125,000 Year 2 NTE \$1,920,000	10-28-2024	125,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 200,000

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR**  
**CERTIFICATION TO COUNTY AUDITOR**  
**Due To County Auditor By December 1 Prior To The Fiscal Year**  
**Where Less Than The Legally Available TIF Increment Tax Is Requested**  
**Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name Oelwein Downtown Urban Renewal (Central Urban Renewal)

Urban Renewal Area Number 33012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City requests 90% of available TIF increment dollars from this district to pay back the \$75,000 for interfund transfer to the Economic Development fund for Dwtm Business Grant. Funds over \$75,000 will be used to pay back \$125,000 interfund transfer to Economic Dev. for sidewalk project	
'90% is Approximately	170,000
Performance Rehab last year FY 2024	
Iowa UR law states if qualified as a "Blighted Area" then no statutory expiration date so the Oelwein Downtown Urban Renewal Area has no sunset.	

Dated this 10 day of November, 2025

Signature of Authorized Official

319-283-5440  
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2)

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 0

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

New Rebate Agreement FY 2024

HyVee Dollar Fresh Rebate Agreement for 10 years NTE \$400,000 capturing 90% of available

New Rebate Agreement FY 2025

B R Development, LLC - Kwik Star Rebate Agreement for 10 years NTE \$350,000 capturing 90% of available  
which includes \$50,000 residency option

No New Rebate Agreements in FY 2026, None in FY 2027

ICE Manufacturing Rebate Agreement for 10 years NTE \$106,570 capturing 90% of what's available, with jobs  
component FY 2025. Satisfied jobs component. They'll meet their not to exceed maximum before 10 yrs.

Dated this 10 day of November, 2025

\_\_\_\_\_  
Signature of Authorized Official

319-283-5440  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Oelwein County: FayetteUrban Renewal Area Name Oelwein Industrial Park UR (Urban Renewal #2)Urban Renewal Area Number 33004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<b>1. Rebate Agreement - Boulders Inn assignn to Cornerstone Inn and Suites, LLC</b> Year 8 of annual appropriation rebate (90% available - approximately \$38,000) \$395,000 NTE over life of rebate, FY 2027 will be year 8 of 10 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>5-30-17</u>	<u>0</u>
<b>2. Rebate Agreement - Forsyth Management - Quality Plus</b> Year 14 of annual appropriation rebate (90% of available - approximately \$55,000) \$750,000 now 1,500,000 NTE over life of rebate, FY 2027 will be year 14 of the formerly 10 now 20 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11-17-14</u>	<u>0</u>
<b>3. Rebate Agreement - ICE Manufacturing</b> Year 5 of annual appropriation rebate (90% of available - approximately \$19,000) 'Annual Appropriation \$106,570 NTE over life of rebate FY 27 will be year 5 of 10 year agreement, 'In FY 25 Year 3 of 10 certify in Dec 2023- New 33 Jobs component. Met requirement, keep agreement. <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12-14-2020</u>	<u>0</u>
<b>4. Rebate Agreement - HyVee Dollar Fresh</b> Year 4 of annual appropriation rebate (90% of available - approximately \$13,000) \$400,000 NTE over life of rebate, FY 2027 will be year 4 of 10 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>10-12-2020</u>	<u>0</u>
<b>5. Rebate Agreement - B R Development LLC - Kwik Star</b> Year 3 of annual appropriation rebate (90% of available - approximately \$65,000) \$350,000 NTE over life of rebate, includes 50,000 5 yr residency option yrs 6-10. Attained before yr 2 for 5 yrs. FY27 will be year 3 of 10 year agreement Annual Appropriation <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>5-11-2020</u>	<u>0</u>

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1:** 0

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR  
 CERTIFICATION TO COUNTY AUDITOR  
 Due To County Auditor By December 1 Prior To The Fiscal Year  
 Where Less Than The Legally Available TIF Increment Tax Is Requested  
 Use One Certification Per Urban Renewal Area**

City: Oelwein County: Fayette

Urban Renewal Area Name: Oelwein Industrial Park UR (Urban Renewal #2)

Urban Renewal Area Number: 33004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City requests the following TIF Receipts for FY 2027 from this Area:	
Boulders Inn Rebate assigned to Cornerstone Inn and Suites, LLC - 90% of available, approximately	38,000
Forsyth Management/Quality Plus Rebate - 90% of available, approximately	55,000
ICE Manufacturing Rebate - 90% of available, approximately	19,000
HyVee Dollar Fresh - 90% of available, approximately	13,000
B R Development LLC - Kwik Star 90% of available, approximately	65,000
Fall 2025 BR Development LLC failed to show proof of residency.	
In fall of 2027, decertify \$50,000 if BR Development LLC fails to provide proof of residency	
2 yrs in a row.	
BR Development LLC will reach their not to exceed maximum prior to 10 yrs. Watch for this.	
TOTAL	190,000

Dated this 10 day of November, 2025

\_\_\_\_\_  
 Signature of Authorized Official

\_\_\_\_\_  
 319-283-5440  
 Telephone

## RESOLUTION No. \_\_\_\_\_-2025

Approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2026-27

WHEREAS, the City Council of the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City's Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Industrial Park Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City Council has also created a subfund of the Industrial Park Urban Renewal Tax Revenue Fund (the "East Penn Subfund") to be used to account for payments to be made on certain indebtedness incurred in the Urban Renewal Area; and

WHEREAS, the City has authorized the issuance of Taxable Annual Appropriation General Obligation Urban Renewal Economic Development Grant Bonds, dated February 16, 2016 (the "Series 2016A Bonds"); for the purpose of financing certain projects in the Urban Renewal Area; and

WHEREAS, payments related to the Series 2016A Bonds are scheduled to be made on December 1, 2026 and June 1, 2027 (the "Fiscal Year 2026-27 Payments"); and

WHEREAS, in accordance with the provisions of the resolutions that authorized the issuance of the Series 2016A Bonds, no payments may be made on these Bonds unless the City Council appropriates funds for such payments; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Payments on the Series 2016A Bonds funds from the East Penn Subfund;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. There is hereby obligated for appropriation from the East Penn Subfund the approximate amount of \$603,130.00, in order to make the Fiscal Year 2026-27 Payments on the Series 2016A Bonds.

Section 2. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Fayette County Auditor, no later than December 1, 2025, the amount obligated for appropriation in Section 1 above as part of the City's 2027 certification of debt payable from the East Penn Subfund and to reflect such amount in the City's budget for the fiscal year 2026-27.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and  
seconded by \_\_\_\_\_ that the  
Resolution as read be adopted, and upon roll  
call the following votes were cast:

Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

## RESOLUTION NO. \_\_\_\_\_-2025

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the Payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year for Forsyth Management Company, LLC aka Quality Plus Manufacturing, Inc.

WHEREAS, the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocable pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of 90% of what is available approximately \$55,000.00 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2026 with respect to the City's Development Agreement (the "Agreement") with Forsyth Management Company, LLC aka Quality Plus Manufacturing Inc. which was finally approved by resolution of the City Council on June 27, 2011; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2026;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates 90% of what is available approximately \$55,000.00 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2026.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2025 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.



---

Brett DeVore, Mayor

ATTEST:

---

Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and  
seconded by \_\_\_\_\_ that the  
Resolution as read be adopted, and upon roll  
call the following votes were cast:

Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

## RESOLUTION No. \_\_\_\_-2025

Obligating funds from the Cornerstone Inn and Suites, LLC Subfund of the City's Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation economic development tax increment payments due to be paid in the next succeeding fiscal year

WHEREAS, the City Council of the City of Oelwein, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the City's Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City Council has approved a Development Agreement (the "Agreement") with Cornerstone Inn and Suites, LLC (the "Company"), pursuant to which the City has agreed to make annual economic development tax increment payments to the Company, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the "Cornerstone Inn and Suites, LLC Subfund"); and

WHEREAS, payments under the Agreement are scheduled to be made from the Cornerstone Inn and Suites, LLC Subfund during the fiscal year that will begin July 1, 2026, in an amount equal to 90% of the incremental property tax payments made by the Company in that fiscal year (the "Payments"); and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Payments, funds anticipated to be received in the Cornerstone Inn and Suites, LLC Subfund in the fiscal year that will begin July 1, 2026;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. There is hereby obligated for appropriation from the Cornerstone Inn and Suites LLC Subfund the estimated amount of \$38,000.00, which is estimated to be an amount equal to 90% of the incremental property tax revenues that are expected to be received by the City in such Subfund from the Fayette County Treasurer in the fiscal year that will begin July 1, 2026.

Section 2. The City Clerk is hereby directed to certify to the Fayette County Auditor, no later than December 1, 2025, the amount obligated for appropriation in Section 1 above as

part of the City's Fiscal Year 2027 certification of debt payable from the Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund and to reflect such estimated amount in the City's budget for the fiscal year that will begin July 1, 2026.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 10, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Administrator

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the Resolution as read be adopted, and upon roll call the following votes were cast:

Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

## RESOLUTION No. \_\_\_\_-2025

Resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to ICE Manufacturing, Inc.

WHEREAS, the City of Oelwein, Iowa (the "City"), has entered into a development agreement with ICE Manufacturing, Inc. (the "Company") pursuant to which the Company has agreed to undertake the renovation and expansion of its industrial facility for use in its business operations in the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Company from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payment to be an amount equal to 90% of what is available approximately \$19,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2026; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2026;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues from the Urban Renewal Area, approximately \$19,000, which is estimated to be an amount equal to 90% of the incremental property tax revenues that are expected to be received by the city from the Fayette County Treasurer derived for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payment in the fiscal year beginning July 1, 2026.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payment, with the City's December 1, 2025 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and seconded  
by \_\_\_\_\_ that the Resolution as read  
be adopted, and upon roll call the following  
votes were cast:

Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

## RESOLUTION No. \_\_\_\_-2025

Resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to Hy-Vee, Inc.

WHEREAS, the City of Oelwein, Iowa (the "City"), has entered into a development agreement with Hy-Vee, Inc. (the "Corporation") pursuant to which the Corporation has agreed to undertake the renovation and development of a building for use as a Hy-Vee Dollar Fresh grocery store on certain real property (the "Property") in the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Corporation from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payments in the aggregate amount of \$13,000 (the "Annual Payments") which shall come due in the fiscal year beginning July 1, 2026; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payments, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2026;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Property in the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payments in the fiscal year beginning July 1, 2026.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payments, with the City's December 1, 2025 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and seconded  
by \_\_\_\_\_ that the Resolution as read  
be adopted, and upon roll call the following  
votes were cast:

Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

## RESOLUTION No. \_\_\_\_\_-2025

Resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to BR Development, LLC

WHEREAS, the City of Oelwein, Iowa (the "City"), has entered into a development agreement with BR Development, LLC (the "Developer") pursuant to which the Developer has agreed to undertake the construction of a new commercial building on certain real property (the "Property") in the Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Developer from incremental property tax revenues to be derived pursuant to Section 403.19 from the Property; and

WHEREAS, the City has a scheduled proposed payments in the aggregate amount of \$65,000 (the "Annual Payments") which shall come due in the fiscal year beginning July 1, 2026; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payments, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2026;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Property in the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payments in the fiscal year beginning July 1, 2026.

Section 2. The City Clerk is hereby directed to certify the amount of the Annual Payments, with the City's December 1, 2025 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.



PASSED AND APPROVED this 10<sup>th</sup> day of November 2025.

\_\_\_\_\_  
Brett DeVore, Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

It was moved by \_\_\_\_\_ and seconded  
by \_\_\_\_\_ that the Resolution as read  
be adopted, and upon roll call the following  
votes were cast:

Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

RESOLUTION NO. \_\_\_\_\_-2025

Resolution Authorizing Internal Advance for Funding of Urban Renewal Project  
(Downtown Business Incentive Program)

WHEREAS, the City of Oelwein, Iowa (the "City"), has previously established the Central Urban Renewal Area (the "Urban Renewal Area") and has established the Central Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has authorized an urban renewal program (the "Program") in the Urban Renewal Area consisting of providing tax increment financing support to businesses situated in the Urban Renewal Area to encourage the expansion of existing businesses, the development of new businesses, the improvement of buildings and facades and the development of upper-story housing; and

WHEREAS, certain costs (the "Program Costs") will be incurred in connection with the carrying out of the Program; and

WHEREAS, in order to cover a portion of the Program Costs and to make such Program Costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance of funds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. It is hereby directed that an amount not in excess of \$75,000 (the "Advance") be advanced from the Local Option Sales and Services Tax Revenue Fund (the "Source Fund") in order to fund a portion of the costs of the Program. The Advance shall be repaid to the Source Fund, without interest thereon, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid to the Source Fund in one or more installments by June 1, 2028, provided, however, that repayment of the Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Fayette County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2025, the original amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Passed and approved November 10, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Administrator

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the Resolution as read be adopted, and upon roll call the following votes were cast:  
Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

RESOLUTION NO. \_\_\_\_\_-2025

Resolution Authorizing Internal Advance for Funding of Urban Renewal Project  
(Downtown Sidewalk Rehabilitation Project)

WHEREAS, the City of Oelwein, Iowa (the "City"), has previously established the Central Urban Renewal Area (the "Urban Renewal Area") and has established the Central Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has authorized the Downtown Sidewalk Rehabilitation Project (the "Project") as an urban renewal project in the Urban Renewal Area; and

WHEREAS, certain costs (the "Project Costs") will be incurred in connection with the carrying out of the Project; and

WHEREAS, in order to cover a portion of the Project Costs and to make such Project Costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance of funds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. It is hereby directed that an amount not in excess of \$125,000 (the "Advance") be advanced from the Local Option Sales and Services Tax Revenue Fund (the "Source Fund") in order to fund a portion of the costs of the Project. The Advance shall be repaid to the Source Fund, without interest thereon, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid to the Source Fund in one or more installments by June 1, 2028, provided, however, that repayment of the Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Fayette County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2025, the original amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

Passed and approved November 10, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Administrator

It was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the  
Resolution as read be adopted, and upon roll call the following votes were cast:  
Aye    Nay    Absent    Abstain

Ricchio  
Weber  
Lenz  
Cantrell  
Seeders  
Payne

RESOLUTION NO. \_\_\_\_\_-2025

RESOLUTION ON INTERFUND TRANSFERS

WHEREAS, The City of Oelwein, Iowa has budgeted certain funds to be transferred during fiscal year 2024-25 and was omitted from the June transfer resolution.

WHEREAS, the City of Oelwein, Iowa will complete the transfer in fiscal year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oelwein, Iowa, that the following transfer is hereby approved:

NAME	IN FUND #	AMOUNT	OUT FUND #	NAME
Sidewalk Repaired/Replaced Dwtn	120	125,000.00	160	Economic Dev

Passed and approved this 10th day of Nov. 2025

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Dylan Mulfinger, City Administrator

Recorded 11/12/2025

## Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Levy Authority Summary**

Local Government Name: OELWEIN  
 Local Government Number: 33G316

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OELWEIN #2 URBAN RENEWAL	33004	11
OELWEIN JAMES DEVELOPMENT URBAN RENEWAL	33009	1
OELWEIN CENTRAL URBAN RENEWAL	33012	2

**TIF Debt Outstanding:** 8,941,933

<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 07-01-2024 Cash Balance</b>
<b>as of 07-01-2024:</b>	<b>509,854</b>	<b>0</b>	<b>Restricted for LMI</b>

TIF Revenue:	1,008,067
TIF Sp. Revenue Fund Interest:	30,456
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,038,523</b>

Rebate Expenditures:	158,783
Non-Rebate Expenditures:	668,030
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>826,813</b>

<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2025 Cash Balance</b>
<b>as of 06-30-2025:</b>	<b>721,564</b>	<b>0</b>	<b>Restricted for LMI</b>

**Year-End Outstanding TIF**  
**Obligations, Net of TIF Special**  
**Revenue Fund Balance:** 7,393,556

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL  
 UR Area Number: 33004

UR Area Creation Date: 11/1991

UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330108	330109	0
OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330110	330111	0
JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330112	330113	0
OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.	330193	330194	0
OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.	330195	330196	463,572
OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.	330197	330198	1,378,618
OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	330221	330222	0
OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	330227	330228	20,264,163
OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM	330231	330232	852,960
OELWEIN CITY/OELWEIN SCH/HYVEE/OELWEIN UR2 TIF INCREM.	330241	330242	297,954
OELWEIN CITY/OELWEIN SCH/BR DEVELOPMENT/OELWEIN UR2 TIF INCREM.	330249	330250	1,676,043

### Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	159,300	1,839,828	12,320,412	28,948,740	0	-8,000	43,260,280	0	43,260,280
Taxable	114,437	852,630	9,513,275	25,546,686	0	-8,000	36,009,278	0	36,009,278
Homestead Credits									8

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>409,595</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	847,915		
TIF Sp. Revenue Fund Interest:	30,456		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>878,371</b>		
Rebate Expenditures:	158,783		
Non-Rebate Expenditures:	593,030		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>751,813</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>536,153</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>



## Projects For OELWEIN #2 URBAN RENEWAL

### Forsyth Management Co., LLC

Description:	New building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### East Penn Manufacturing

Description:	Land Aquisition/New Building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Boulders Inn

Description:	New building
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### ICE Manufacturing

Description:	Addition to building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### HyVee Dollar Fresh

Description:	Remodel bldg and add pumps outside
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### BR Development Kwik Star

Description:	New building, pumps, and car wash
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OELWEIN #2 URBAN RENEWAL

### Forsyth Management Co 1-10 yrs LLC

Debt/Obligation Type:	Rebates
Principal:	224,752
Interest:	0
Total:	224,752
Annual Appropriation?:	Yes
Date Incurred:	06/27/2011
FY of Last Payment:	2024

### East Penn Manufacturing Co

Debt/Obligation Type:	Rebates
Principal:	3,340,000
Interest:	0
Total:	3,340,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2015
FY of Last Payment:	2039

### 2016A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,090,000
Interest:	207,200
Total:	2,297,200
Annual Appropriation?:	Yes
Date Incurred:	01/25/2016
FY of Last Payment:	2028

### 2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	240,000
Interest:	18,210
Total:	258,210
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2029

### Boulders Inn

Debt/Obligation Type:	Rebates
Principal:	242,687
Interest:	0
Total:	242,687
Annual Appropriation?:	Yes
Date Incurred:	05/30/2017
FY of Last Payment:	2030

### Water Fund Loan 11-14-16

Debt/Obligation Type:	Internal Loans
Principal:	183,568
Interest:	0
Total:	183,568
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2030

**Water Fund Loan 10-9-17**

Debt/Obligation Type:	Internal Loans
Principal:	199,202
Interest:	0
Total:	199,202
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2030

**Water Fund Loan 11-26-18**

Debt/Obligation Type:	Internal Loans
Principal:	207,527
Interest:	0
Total:	207,527
Annual Appropriation?:	No
Date Incurred:	11/26/2018
FY of Last Payment:	2030

**Forsyth Management Co 11-20 yrs**

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	01/26/2016
FY of Last Payment:	2033

**ICE Manufacturing**

Debt/Obligation Type:	Rebates
Principal:	86,060
Interest:	0
Total:	86,060
Annual Appropriation?:	Yes
Date Incurred:	12/14/2020
FY of Last Payment:	2033

**HyVee Dollar Fresh**

Debt/Obligation Type:	Rebates
Principal:	384,725
Interest:	0
Total:	384,725
Annual Appropriation?:	Yes
Date Incurred:	10/12/2020
FY of Last Payment:	2034

**B R Development Kwik Star**

Debt/Obligation Type:	Rebates
Principal:	293,002
Interest:	0
Total:	293,002
Annual Appropriation?:	Yes
Date Incurred:	05/11/2020
FY of Last Payment:	2034

**Non-Rebates For OELWEIN #2 URBAN RENEWAL**

TIF Expenditure Amount:	548,240
Tied To Debt:	2016A GO Bond
Tied To Project:	East Penn Manufacturing

TIF Expenditure Amount:	44,790
Tied To Debt:	2016B GO Bond
Tied To Project:	East Penn Manufacturing

## Rebates For OELWEIN #2 URBAN RENEWAL

### 1007 Industrial Park Dr.

TIF Expenditure Amount:	46,882
Rebate Paid To:	Forsythe Management Co.
Tied To Debt:	Forsyth Management Co 1-10 yrs LLC
Tied To Project:	Forsyth Management Co., LLC
Projected Final FY of Rebate:	2024

### 421 Rock Island Rd

TIF Expenditure Amount:	29,006
Rebate Paid To:	Boulders Inn
Tied To Debt:	Boulders Inn
Tied To Project:	Boulders Inn
Projected Final FY of Rebate:	2029

### 1001 Industrial Park Dr

TIF Expenditure Amount:	15,764
Rebate Paid To:	Ice Manufacturing
Tied To Debt:	ICE Manufacturing
Tied To Project:	ICE Manufacturing
Projected Final FY of Rebate:	2032

### 1345 S Frederick St

TIF Expenditure Amount:	10,133
Rebate Paid To:	HyVee Dollar Fresh
Tied To Debt:	HyVee Dollar Fresh
Tied To Project:	HyVee Dollar Fresh
Projected Final FY of Rebate:	2034

### 1350 Industrial Park Dr

TIF Expenditure Amount:	56,998
Rebate Paid To:	BR Development LLC Kwik Star
Tied To Debt:	B R Development Kwik Star
Tied To Project:	BR Development Kwik Star
Projected Final FY of Rebate:	2034

**Jobs For OELWEIN #2 URBAN RENEWAL**

Project:	East Penn Manufacturing
Company Name:	East Penn Manufacturing
Date Agreement Began:	05/17/2017
Date Agreement Ends:	06/30/2039
Number of Jobs Created or Retained:	350
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	65,000,000
Total Estimated Cost of Public Infrastructure:	4,500,000

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 330109  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,189,318	5,660,012	3,596,940	0	-8,000	10,438,270	0	10,438,270
Taxable	0	551,165	4,007,574	2,926,525	0	-8,000	7,470,764	0	7,470,764
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,236,566	7,209,704	0	7,209,704	245,183

FY 2025 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 330111  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	159,300	0	0	0	0	0	159,300	0	159,300
Taxable	114,437	0	0	0	0	0	114,437	0	114,437
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	107,854	51,446	0	51,446	1,045

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 330113  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	650,510	458,830	0	0	0	1,109,340	0	1,109,340
Taxable	0	301,465	251,304	0	0	0	549,519	0	549,519
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	278,660	549,519	0	549,519	11,530

FY 2025 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 330194  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,325,990	0	0	0	1,325,990	0	1,325,990
Taxable	0	0	1,127,905	0	0	0	1,127,905	0	1,127,905
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	971,850	354,140	0	354,140	12,043

FY 2025 TIF Revenue Received: 0



♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 330196  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	988,540	0	0	988,540	0	988,540
Taxable	0	0	0	824,200	0	0	824,200	0	824,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	473,460	515,080	463,572	51,508	1,752

FY 2025 TIF Revenue Received: 15,764

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 330198  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,774,760	0	0	1,774,760	0	1,774,760
Taxable	0	0	0	1,531,798	0	0	1,531,798	0	1,531,798
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,420	1,531,798	1,378,618	153,180	5,209

FY 2025 TIF Revenue Received: 46,882

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330222
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	508,330	0	0	0	508,330	0	508,330
Taxable	0	0	392,011	0	0	0	392,011	0	392,011
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,360	392,011	0	392,011	13,331

FY 2025 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330228
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	22,588,500	0	0	22,588,500	0	22,588,500
Taxable	0	0	0	20,264,163	0	0	20,264,163	0	20,264,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	108,170	20,264,163	20,264,163	0	0

FY 2025 TIF Revenue Received: 689,132

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM
TIF Taxing District Inc. Number:	330232
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,125,340	0	0	0	1,125,340	0	1,125,340
Taxable	0	0	947,733	0	0	0	947,733	0	947,733
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,530	947,733	852,960	94,773	3,223

FY 2025 TIF Revenue Received: 29,006

### TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/HYVEE/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330242
TIF Taxing District Base Year:	2021
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,099,960	0	0	0	1,099,960	0	1,099,960
Taxable	0	0	924,478	0	0	0	924,478	0	924,478
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	768,900	331,060	297,954	33,106	1,126

FY 2025 TIF Revenue Received: 10,133

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/BR DEVELOPMENT/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330250
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,141,950	0	0	0	2,141,950	0	2,141,950
Taxable	0	0	1,862,270	0	0	0	1,862,270	0	1,862,270
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,500	1,862,270	1,676,043	186,227	6,333

FY 2025 TIF Revenue Received: 56,998

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 33009

UR Area Creation Date: 11/2001

UR Area Purpose: See attached plan

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM	330165	330166	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,408,640	0	0	0	0	2,408,640	0	2,408,640
Taxable	0	1,116,231	0	0	0	0	1,116,231	0	1,116,231
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
---	---	---	---

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	---	---	---

## ◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL (33009)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM  
 TIF Taxing District Inc. Number: 330166  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

**TIF Taxing District Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,408,640	0	0	0	0	2,408,640	0	2,408,640
Taxable	0	1,116,231	0	0	0	0	1,116,231	0	1,116,231
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,750	1,116,231	0	1,116,231	37,960

FY 2025 TIF Revenue Received: 0

## ▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL  
 UR Area Number: 33012

UR Area Creation Date: 04/2005

UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM	330173	330174	4,781,691
OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM	330229	330230	0

### Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,620,182	18,830,588	802,850	0	-8,000	21,245,620	0	21,245,620
Taxable	0	750,838	12,543,165	526,107	0	-8,000	13,802,360	0	13,802,360
Homestead Credits									8

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>100,259</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

TIF Revenue:	160,152
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>160,152</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	75,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>75,000</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>185,411</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

## Projects For OELWEIN CENTRAL URBAN RENEWAL

### Downtown Streetscape

Description:	revitalization of the downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Performance Rehab

Description:	remodel building at new location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### DWTN Improvements Grant

Description:	expand, improve building, renovate 2nd story housing Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

### Downtown Sidewalk Rehab

Description:	replace/rehab, sidewalk, curb, parking Improvements Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No



## Debts/Obligations For OELWEIN CENTRAL URBAN RENEWAL

### 2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/11/2005
FY of Last Payment:	2022

### Performance Rehab

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/11/2017
FY of Last Payment:	2024

### LOST Yr 1 2017 Transfer Downtown Businesses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2020

### LOST Yr 2 2018 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2021

### LOST Yr 3 2019 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/12/2019
FY of Last Payment:	2021

### LOST Yr 4 2020 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2022

**LOST Yr 5 2021 Transfer Downtown Business Grant**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/25/2021
FY of Last Payment:	2028

**LOST Yr 6 2022 Transfer Downtown Business Grant**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/14/2022
FY of Last Payment:	2029

**LOST Yr 7 2023 Transfer Downtown Business Grant**

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	10/23/2023
FY of Last Payment:	2030

**LOST Yr 8 2024 Transfer Downtown Business Grant**

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	10/21/2024
FY of Last Payment:	2031

**LOST Yr 9 2025 Transfer Downtown**

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	11/10/2025
FY of Last Payment:	2032

**LOST Yr 1 2024 Trans Sidewalk**

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	Yes
Date Incurred:	10/21/2024
FY of Last Payment:	2031

**LOST Yr 2 2025 Trans Sidewalk**

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0

Total:	125,000
Annual Appropriation?:	Yes
Date Incurred:	11/10/2025
FY of Last Payment:	2032

## Non-Rebates For OELWEIN CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2011 GO Bonds
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 1 2017 Transfer Downtown Businesses
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 2 2018 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 3 2019 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 4 2020 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 5 2021 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 6 2022 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	75,000
Tied To Debt:	LOST Yr 7 2023 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 1 2017 Transfer Downtown Businesses
Tied To Project:	DWTN Improvements Grant

## Rebates For OELWEIN CENTRAL URBAN RENEWAL

### 204 E Charles

TIF Expenditure Amount:	0
Rebate Paid To:	Performance Rehab
Tied To Debt:	Performance Rehab
Tied To Project:	Performance Rehab
Projected Final FY of Rebate:	2024

## ▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM  
 TIF Taxing District Inc. Number: 330174  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? No

UR Designation	
Slum	03/2005
Blighted	03/2005
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,620,182	18,571,228	802,850	0	-8,000	20,986,260	0	20,986,260
Taxable	0	750,838	12,371,462	526,107	0	-8,000	13,630,657	0	13,630,657
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,681,270	5,312,990	4,781,691	531,299	18,068

FY 2025 TIF Revenue Received: 160,152

### TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM  
 TIF Taxing District Inc. Number: 330230  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	259,360	0	0	0	259,360	0	259,360
Taxable	0	0	171,703	0	0	0	171,703	0	171,703
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	106,770	152,590	0	152,590	5,189

FY 2025 TIF Revenue Received: 0



To: Mayor and City Council  
From: Dylan Mulfinger  
Subject: City Administrator Agenda Memo  
Date: 11/10/2025

---

### **Consent Agenda**

1. Consideration of a motion to approve the October 27, 2025 minutes.

### **Public Hearing**

2. Public Hearing on November 10 at 6:00PM in the Council Chambers on the sale of 14 3rd Ave SE in the amount of \$1,101.00.
3. Public Hearing on November 10 at 6:00PM in the Council Chambers on the sale of 501 West Charles in the amount of \$100.00.

### **Resolutions**

4. Consideration of a resolution adopting Iowa Department of Transportation City Street Finance Report.
  1. This report is required by the state of Iowa annually. The City receives road user tax funds based on population and a state formula. This report is complete and ready to go to the state. The City Administrator recommends approving this resolution.
5. Consideration of a resolution approving Pay Application No. 1 in the amount of \$83,181.36 to Baker Enterprises, Inc for the Oelwein Trails Segment 2.
  1. Work on the trail so far has been acceptable. The City Administrator recommends approving this resolution.
6. Consideration of a resolution approving the sale of 14 3rd Ave SE in the amount of \$1,101.00.
  1. This lot will combine with the north adjacent lot. The City Administrator recommends approving this resolution.
7. Consideration of a resolution approving the sale of 501 W. Charles in the amount of \$100.00.
  1. This home will be renovated by the potential buyer. The City Administrator recommends approving this resolution.
8. Consideration of a resolution Certifying Tax Increment Finance Indebtedness in Various Districts in the City of Oelwein, Iowa.
  1. The city is required to certify debt to collect tax increment financing. This is done annually and follows the needs from development agreements and projects.



9. Consideration of a resolution approving appropriation to the payment of General Obligation Bonds, Series 2016A, in Fiscal Year 2026-27.
  1. These bonds were used to build streets and utilities for East Penn project. The city collects taxes from the project to pay off the city's improvements. The City Administrator recommends approving this resolution.
10. Consideration of a resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year for Forsyth Management Company, LLC aka Quality Plus Manufacturing, Inc.
  1. This allows the city to provide tax dollars it collects to pay for the development agreement incentives with Quality Plus Manufacturing, Inc. The City Administrator recommends approving this resolution.
11. Consideration of a resolution obligating funds from the Cornerstone Inn and Suites, LLC sub fund of the City's Industrial Park Urban Renewal Area Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation economic development tax increment payments due to be paid in the next succeeding fiscal year.
  1. This allows the city to provide tax dollars it collects to pay for the development agreement incentives with Cornerstone Inn and Suites, LLC. The City Administrator recommends approving this resolution.
12. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to ICE Manufacturing, Inc.
  1. This allows the city to provide tax dollars it collects to pay for the development agreement incentives with ICE Manufacturing, Inc. The City Administrator recommends approving this resolution.
13. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to Hy-Vee, Inc.
  1. This allows the city to provide tax dollars it collects to pay for the development agreement incentives with Hy-Vee Inc. The City Administrator recommends approving this resolution
14. Consideration of a resolution obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due in the next succeeding fiscal year to BR Development, LLC.
  1. This allows the city to provide tax dollars it collects to pay for the development agreement incentives with BR Development. The City Administrator recommends approving this resolution





15. Consideration of a resolution authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Business Incentive Program).
  1. This allows the city to provide tax dollars it collects to pay for the Downtown Business Incentive Program. The City Administrator recommends approving this resolution
16. Consideration of a resolution authorizing internal advance for funding of Urban Renewal Project (Downtown Sidewalk Rehabilitation Project).
  1. This allows the city to provide tax dollars it collects to pay for the Downtown Sidewalk Rehabilitation Project. The City Administrator recommends approving this resolution
17. Consideration of a resolution on an interfund transfer.
  1. All fund transfers must be approved by the City Council. This transfer was missed in June of 2025. The City Administrator recommends approving the resolution.



## The Library Noise November 2025

Volume 16, Issue 11

### November Calendar

11/4 Election	7 a.m.-8 p.m.
11/5 Storytime: Get Caught Reading	10:00
11/5 Bookmark Decorating	2:30
11/10 Friends Meeting	10:00
11/12 Library Board Meeting	5:00
11/13 Pumpkin Book Art "Pop Up Program"	5:00
11/20 Oelwein Reads at Ampersand	6:00
11/22 Woodcarving Class	9:00
11/22 Woodcarving Class	1:30
11/24 Book Talk	10:00
Theme: Book with an Iowa setting	
11/26 Close Early Thanksgiving	5:30
11/27 Thanksgiving Closed	
11/28 Thanksgiving Closed	

We would like to express our gratitude to our patrons for their patience as we transition from our previous book vendor to a new one. Obtaining new books has not been as quick and straightforward as it once was. Rest assured, we are addressing the challenges and will soon have the ordering process streamlined, ensuring you have access to fresh reading materials.

### Donor's Corner

The following people made donations in memory of loved ones during the month of October:

**In memory of Seth Garceau**

Jens & Joanne Nielsen

**In memory of Lynn and Betty Kellogg**

Deb Kellogg-Rummel

**In memory of Bonnie J. Kastli**

Kurt & Mary Lou Cosselman

**In memory of Gerald D. DeTimmerman**

Friends of the Library



For more information on how you can create this lasting tribute to someone you have lost or would like to honor, please contact Deann Fox at 283-1515.

### Programs in November

#### Pumpkin Book Art Pop-Up Program

Thursday, November 13th at 5:00 p.m.

This program is for all ages. If you can use scissors, this program is for you. We'll use recycled book pages to make a decorative pumpkin.

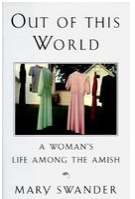


#### Oelwein Reads Book Club

Thursday, November 20th at 6:00 p.m. Meet at Ampersand (110 S. Frederick).

November's book selection is *Out of This World: A Woman's Life Among the Amish* by Mary Swander.

**Brief summary:** Because of a severe allergic illness the author ended up in the middle of the largest Amish community west of the Mississippi. In this book she celebrates her time among the Amish people, explores what it means to be a lone woman homesteader at the end of the twentieth century, and ponders the quiet spirituality born of a life on the land.



#### Book Talk

Monday, November 24th at 10:00 a.m. This month's topic is read a book with an Iowa setting. Not sure what to read? Check out the book display.

#### Woodcarving Class with Steve Russell

Saturday, November 22nd 9:00 a.m.-1:00 p.m.

Carve your own Christmas ornament. Classes are limited to 6 people and they must be at least 16 years old. Cost is \$30, all supplies provided.

Pre-register and pre-payment required to hold your spot.

**The morning class is full.**

A second class from 1:30 p.m.-5:30 p.m. is available.



To request an accommodation for programs call 319-283-1515 or email [oelwein@oelwein.lib.ia.us](mailto:oelwein@oelwein.lib.ia.us).

**Library Hours | Monday-Tuesday 9:00 a.m. to 8:00 p.m. | Wednesday-Thursday 9:00 a.m. to 7:00 p.m. | Friday 9:00 a.m. to 5:30 p.m. | Saturday 9:00 a.m. to 3:00 p.m.**

**201 East Charles St. Oelwein, IA 50662 | 319-283-1515 | [oelwein@oelwein.lib.ia.us](mailto:oelwein@oelwein.lib.ia.us) | [www.oelwein.lib.ia.us](http://www.oelwein.lib.ia.us)**



## New items on the shelf

### DVD's:

**F1, How To Train Your Dragon, I Know What You Did Last Summer, Nobody 2**

### Fiction:

Twice-Mitch Albon, Denied Access-Don Bentley, The Fallen & the Kiss of Dusk-Carissa Broadbent, The Secret of Secrets-Dan Brown, The Portrait-Danielle Steel, The Ghostwriter-Julie Clark, Sharp Force-Patricia Daniels Cornwell, The Love Haters-Katherine Center, The Enchanted Greenhouse-Sarah Beth Durst, The Missing Half-Ashley Flowers, Silver Elite-Dani Francis Circle of Days-Ken Follett, The Hallmarked Man-Robert Galbraith, The Names-Florence Knapp, Robert Ludlum's the Bourne Escape-Brian Freeman, My Beloved-Jan Karon, The Impossible Fortune-Richard Osman, The Unexpected Grace-Tracie Peterson, The Compound-Aisling Rawle, The Last Letter-Rebecca Yarros, The Intruder-Freida McFadden, End Game-Jeffrey Archer, The Academy-Elin Hilderbrand, Remain-Nicholas Sparks

### Non-Fiction:

Confronting Evil-Bill O'Reilly, Bone Valley-Gilbert King, 107 Days-Kamala D. Harris

### New YA:

A Steeping of Blood-Hafsah Faizal, The Taylors Version: Love Stories-Elizabeth Eulberg

### Ladybug:

Archibald and the Furry Dinosaurs-Suzanne Lang, Millie Fleur Saves the Night-Christy Mandin, Fly Like a Bird-Olga Ptashnik,

November 3rd-9th is Children's Book Week, when we celebrate books for our youngest patrons and the joy of reading. This year, we have some help from Dog Man and his friends, who encourage everyone to "get caught reading".

### Get Caught Reading Storytime Wednesday, November 5th at 10:00 a.m.

Discover all that children's books have to offer during this storytime filled with fun, movement, and play.

### Bookmark Decorating Wednesday, November 5th at 2:30 p.m.

Decorate a bookmark which you can then use to "get caught reading". Attendees will be entered in a drawing to win Dav Pilkey books.

### Pumpkin Book Art Thursday, November 13th at 5:00 p.m.

This program is open to all ages. Learn how to turn a discarded book into seasonal art at this hands-on program. All materials supplied.

Keep an eye out for a special scavenger hunt in the children's area during Children's Book Week. Anyone who completes the hunt will be entered in a drawing to win Dav Pilkey books.

## Did You Know?

Children's Book Week: November 3rd-9th, 2025  
Children's Book Week is an annual event that celebrates books for young readers and promotes the joy of reading.

- Established in 1919, it is the longest-running national literacy initiative in the United States.
- Each year, children across the country participate by attending events held at schools, libraries, and bookstores, as well as celebrating at home.

**Join us for programs at the library celebrating Children's Book Week. See above for program schedules.**



**These programs are great ways to share a love of reading with your kiddos. Sign up today.**



## Take & Make Kits

Weave yourself a recycled paper basket.



Children under the age of seven (7) must be accompanied by a responsible person at least fourteen (14) years old. It is the responsibility of parents/guardians/caregivers to supervise and monitor the behavior and safety of their children or persons in need of a caregiver at all times. The library is not responsible for children or persons in need of a caregiver left in the building.

**Library Hours | Monday-Tuesday 9:00 a.m. to 8:00 p.m. | Wednesday-Thursday 9:00 a.m. to 7:00 p.m. | Friday 9:00 a.m. to 5:30 p.m. | Saturday 9:00 a.m. to 3:00 p.m.**

**201 East Charles St. Oelwein, IA 50662 | 319-283-1515 | oelwein@oelwein.lib.ia.us | www.oelwein.lib.ia.us**

## City of Oelwein, IA

### CLIENT LIAISON:

Marie Amundson, PE

Phone: 608.242.6623

[mamundson@msa-ps.com](mailto:mamundson@msa-ps.com)

Lisa Truong, MPA

Phone: 319.536.3492

[ltruong@msa-ps.com](mailto:ltruong@msa-ps.com)

### DATE:

November 6, 2025



MSA developed an excellent GIS-based tool to help municipalities with a wide variety of capital improvement planning (CIP)-related tasks: the [Capital Improvement Planning App](#).

### COMMUNITY CHANGE GRANT – PROJECT #08884014

We have not heard of any further correspondence regarding this grant.

### FMA FUNDING – PROJECT #08884015

We have not heard of any further correspondence regarding this grant. With the government shutdown, we are unsure what is happening with this.

### RAIL YARD BROWNFIELD

Eocene has provided options for next steps with cost estimates for each of those options. Please let us know, if you would like to move forward with any of those options.

In addition, Upper Explorerland Regional Planning Commission has begun work on an EPA Brownfield Assessment Grant application that could support this project.

### IDALS WQI URBAN CONSERVATION PROJECTS PROGRAM

MSA is providing support with the Water Quality Institute (WQI) funding application. The construction cost estimate developed for Project #08884015 was forwarded to the City for use in the application.