



Agenda

Planning, Finance, Enterprise, and Economic Development Committee

Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa

5:30 PM

October 27, 2025

Oelwein, Iowa

Mayor: Brett DeVore

Committee Members: Matt Weber, Karen Seeders, Lynda Payne

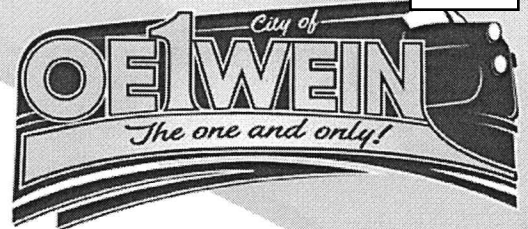
Pledge of Allegiance

Discussions

- [1.](#) Consideration of a motion providing direction to Council on the Hotel Motel request of \$9,369.00 to Oelwein Coliseum Ballroom.
- [2.](#) Consideration of a motion providing direction to Council on the demolition assistance application for 122 7th Street SE in the amount of \$5,000.00.
- [3.](#) Consideration of a motion providing direction to Council on the sale of 14 3rd Ave SE in the amount of \$1,101.00.
- [4.](#) Consideration of a motion providing direction to Council on the sale of 501 West Charles in the amount of \$100.00.
- [5.](#) Consideration of a motion providing direction to Council on 109 9th Ave SW, 115 9th Ave SW, & 214 4th Ave NW from FJI-I Holdings, LLC as Property Forfeitures.

Adjournment

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



**CITY OF OELWEIN
HOTEL AND MOTEL TAX FUNDING APPLICATION
(TOURISM)**

Application Deadlines

September 1 • December 1 • March 1 • June 1

Applications must be received by 5:00 p.m. on the deadline date. All areas of the applications must be completed and typed. Each applicant will be afforded the opportunity to attend a brief question and answer session with the Advisory Board.

Organization Name: Oelwein Area Historical Society d/b/a Oelwein Coliseum Ballroom

Contact Name: Lynda Payne

Mailing Address: PO Box 445

City, State, Zip: Oelwein, IA 50662

Phone: 319-929-6925 **Email Address:** bahs990@gmail.com

Date of Project: 11/8/2025

Total Project Cost: \$ \$9,369.00

Total Requested from Hotel/Motel Tax Funds: \$ \$9,369.00

Please indicate which category you are applying for funds:

- ☐ Category 1 - Primary
- ☐ Category 2 - Community Culture and Education
- ☐ Category 3 - Community Recreation and Events
- ☒ Category 4 - New and Emerging Organization and Events

20 2nd Ave. S.W.
Oelwein, Iowa 50662

city@CityofOelwein.org
www.CityofOelwein.org

Phone: (319) 283-5440
Fax: (319) 283-4032

Project Identification

1. What is the title of your project?

Oelwein Coliseum Ballroom

Provide a brief description of your project. Attach additional pages, if needed.

The Oelwein Coliseum Ballroom is revitalizing its historic past and scheduling events for all ages. The Coliseum is having its first major event November 8, 2025 – a Military Dance to honor our area Veterans and active Military members and their support people.

2. Hotel and Motel Tax Funds must be used to fund projects that promote and/or expand tourism activity in Oelwein. How will your project help to realize this goal?

We are booking musical events that will bring local and area visitors as well as visitors that will need lodging. Visitors will visit stores and dine at restaurants in town since the Coliseum will not serve food other than snacks and pop.

3. Project Evaluation:

Projected number of adults the project will reach 300-500 per event

Projected number of youth the project will reach 150-300 per event

Geographic area of draw

We are advertising our events through most of NE Iowa as well as locally. These events may also draw visitors that follow the bands we will host.

Volunteers:

Number of volunteers 20

Number of volunteer hours 160

Attendance of event previous year(s) 300 for May 3, 2025 event

Day opens to public or performance(s)

The Coliseum is open on Friday nights from 6-9 pm for Hootenanny. Our first big event is November 8th from 6-9 pm. A flyer is attached.

4. Project Budget:

Please provide a project budget and schedule of completion including all expenses. If desired, the project budget may be attached to the application. If exact costs are not known please attach estimates to the application, which should be identified as such.

The project for the Military Dance on November 8th is the cost of the band. It is a 14 piece string band – a play bill is attached for reference.
 The single door Refrigerated Merchandiser is for beer, wine, and seltzers.
 The Bottle Cooler is a unit that will be used to cool the product prior to moving to the Merchandiser.
 A project budget has been attached
 Exact costs for the driveway project are not known at this time.

List sources of matching funds obtained below. Funding requests are eligible for up to 100% funding, but priority will be given to projects with additional sources of funding, including in-kind donations.

The driveway project has already expended \$2,510.30 for the grading and graveling of the ground. There were donations for this project with approximately \$2,000 remaining.
 The band has no matching funds available at this time. The coolers have approximately \$1,000 for matching funds.
 Many hours have been spent by volunteers preparing the Coliseum to be 'back in business' for events. Deep cleaning the kitchen, restrooms, cleaning chairs, emptying out and cleaning the bar room to prepare it for the serving of beer, wine, and seltzers.

Is this application "seed money" for a new project? If yes, please explain.

Is this application for the expansion of an existing project/program? If yes, please explain.

The coolers are part of the project/program that will provide a 'want' to many visitors, assisting in revitalizing the Coliseum Ballroom in an event center with its own niche.

Have you ever received Hotel/Motel Tax Funding from the City of Oelwein in the past?

Yes: ☒ No: ☐ (check one)

If you answered yes, please answer the following: (attach additional pages, if needed)

Amount of Funding:

\$

Date of Funding:

Unknown as this would have been requested by Dave Moore prior to new Board

Reporting

Projects or Events Under \$500

- Funds can be provided up front to the organization
- A short memo to the city at the conclusion of the event describing the impact the event had on the community
- Receipts proving the hotel motel funds were used properly

Projects or events \$500-\$2000

- A budget and event plan must be provided with the application
- Funds can be provided up front to the organization
- A memo to the city at the conclusion of the event describing the impact the event had on the community
- Receipts proving the hotel motel funds were used properly

Projects or events over \$2000

- A budget and event plan must be provided with the application
- Funds can be provided up front to the organization
- A memo to the city at the conclusion of the event describing the impact the event had on the community
- Memo should include why/if the event made a profit and how that profit will be used
- Receipts proving the hotel motel funds were used properly

Assurances

Applicants hereby agree and acknowledge that:

If they are awarded funds, they will conduct their operations in accordance with Title VI and the Civil Rights Act of 1964, as amended, and the Rehabilitation Act of 1973, as amended, which prohibits discrimination against any employee, applicant for employment, or any person participating in a sponsored program on the basis of race, creed, color, national origin, religion, sex, age, or physical or mental disability, and require compensation for employment at no less than minimum wage requirements, and will provide safe and sanitary working conditions;

They will comply with the Americans with Disabilities Act;

They will comply with all other applicable State and federal laws, rules, ordinances, regulations, and orders;

They will expend funds, received as a result of this application, solely on the described project and programs included within the grant application documents within the fiscal year from which the grant is disbursed;

If they are awarded funds, applicants will include in all appropriate promotions, publicity, advertising, and in printed material the following credit line as applicable:

- This project was partially supported by a Hotel-Motel Tax Fund grant from the City of Oelwein.
- Our operations are partially supported by a Hotel-Motel Tax Fund grant from the City of Oelwein.
- Our operations are and this project was partially supported by a Hotel-Motel Tax Fund grant from the City of Oelwein.

The filing of this application has been approved by the legally authorizing body of the applicant, if applicable;

The facts, figures and information contained in this application including all attachments, are true and

correct;

Failure to comply with the administrative rules for this program will result in the forfeiture of funds allocated based upon this application grant;

All records of the grantee relating to this grant application are available during reasonable business hours to the City or their authorized representative upon request;

All records of the grantee related to this grant will be maintained for a period of three years following the date the final grant payment is made;

All grantees acknowledge that the source of the grant it is requesting from the City comes from the hotel and motel tax applicable in the City of Oelwein as contemplated by Iowa Code Chapter 422A (2007). The grantee specifically acknowledges the limited use that can be made of hotel and motel tax revenues and assures the City of Oelwein that the grant will be used only for allowable purposes as specifically set forth in Iowa Code Chapter 422A (2) (4) (2007). The grantee additionally and specifically acknowledges and assures the City of Oelwein that it will not use the grant for any purpose, which would be improper pursuant to this law. Furthermore, the grantee warrants that should it use the grant for any purpose not allowed by Iowa Code Section 422A (2)(4)(2007) that it will reimburse, in full, the City of Oelwein the entire amount of the grant;

All grantees acknowledge and assure the City of Oelwein that all grant funds received shall be segregated from other funds maintained by the grantee, until used for the proper purposes as described herein. The sums will be deposited into a segregated, identifiable checking account;

All grantees expressly acknowledge and assure the City of Oelwein that none of the sums received hereunder shall be used for "political purposes" as contemplated by Chapter 56 of the Code of Iowa (2007).

Cost Reimbursement

- A complete project budget and schedule of completion must be included with the application.
- Applicants must have accurate estimates included with the project budget.
- Applicants are eligible for up to 100% funding and funds will be distributed upon approval of the City of Oelwein City Council.
- Funds will be paid only to the applicant, not to contractors or vendors.
- Upon completion of the project, the applicant must submit documentation of expenses and a project recap **within 60 days to City Hall.**
- Any funds that are not expended or are found to be outside the scope of the grant made by the Funding Advisory Board must be reimbursed/returned, by the applicant, to the City of Oelwein
- **Failure to comply with the aforementioned rules will prohibit the applicant from applying for funds for one year.**

Please sign and date this application. Your signature on the back of this page certifies that you have read and understand all of the guidelines for this funding program. You further understand that you will be required to submit a summary of expenses at the end of the project and that if any funds are not expended or are found to be outside the scope of the grant made by the City Council you will be **required to reimburse/return** these funds to the City of Oelwein.

Huane Brans, President
Recipient

10/22/2025
Date

Lynda Payne, Treasurer
Recipient

10/22/2025
Date

RESOLUTION NO. 5619-2024

RESOLUTION APPROVING HOTEL/MOTEL TAX FUNDING TOURISM PROGRAM GUIDELINES

WHEREAS, the city of Oelwein needs to update the Hotel/Motel Tax Funding Tourism Program Guidelines; and

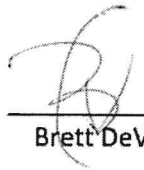
WHEREAS, the city only wants to partner with nonprofits; and

WHEREAS, this update will ensure recipients of hotel motel funding follow strict rules which come from using public dollars; and

WHEREAS, the city wants to support activities which enhance the community;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa approves the Hotel/Motel Tax Funding Tourism Program Guidelines

Passed and approved this 12 day of August, 2024.

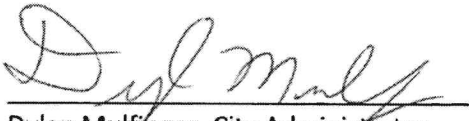


Brett DeVore, Mayor

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

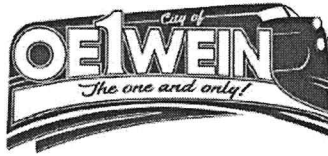
	AYES	NAYS	ABSENT	ABSTAIN
Ricchio	x			
Weber	x			
Lenz	x			
Garrigus	x			
Seeders	x			
Payne	x			

Attest:



Dylan Mulfinger, City Administrator

Recorded August 13, 2024.



**City Of Oelwein
Hotel/Motel Tax Funding
Tourism Program Guidelines
Adopted by Resolution 5619-2024**

Purpose

The City of Oelwein is offering grant funds for tourism through projects presented to them by nonprofits. These grant funds are made possible through the hotel/motel tax funds received by the City of Oelwein. By law, 50 percent of these funds must be spent on ventures that promote area tourism. The city will only provide funding to a nonprofit organization, or an event partnering with a nonprofit organization

Application and Project Deadlines

Applications will be accepted four times per year and must be received by 4300 p.m. on the deadlines provided below. If deadline falls on a weekend or holiday the deadline shall be 4:30 P.M. on the last working day prior to:

- September 1
- December 1
- March 1
- June 1

The Planning, Finance, Enterprise and Economic Development Committee (PFEED) will meet the first part of January, April, July and October at the Oelwein City Hall Council Room. Each applicant will be afforded the opportunity to attend a brief question and answer session with the PFEED. Applicants need not be available during the committee's review of an application. All applications recommended for approval by PFEED are subject to approval of the Oelwein City Council, which meets on the second and fourth Monday of every month. Applicants will be notified of application approval/denial by mail.

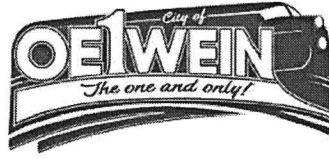
Application Requirements

- All applications must be typed.
- All areas of the application must be completed.
- Emailed applications are encouraged

Eligible Projects

Eligible applicants include non-profit organizations whose project has a beneficial impact on the community of Oelwein. PFEED encourages creative projects that enhance the lives of residents of Oelwein or promotes tourism in the community. This program supports projects that include but are not limited to:

- Developing and/or expanding tourism programs or facilities.
- Building partnerships and cooperative efforts among tourism providers.
- Enhancing and initiating efforts to attract visitors to the community.



Eligibility and Allocation Procedures

Preference will be given to 501(c)(3) entities as recognized by the Internal Revenue Code of the United States.

All recommendations on allocations shall be subject to City Council approval. Final action on the allocation recommendations and City Council determinations shall be made as a part of the annual budget process.

PFEED will review all four categories. The city council will vote to determine allocation amounts. All meetings will adhere to Iowa's open meeting law.

Category 1:

Primary:

Applicants are City-owned and operated facilities housing activity that is primarily recreational, cultural, destination marketing or entertainment oriented; the Williams Center for Performing Arts; the Williams Wellness Center; the Veterans Memorial Sports Complex; City commissions dealing with activity that is primarily recreational, cultural, destination marketing or entertainment oriented; and other organizations, programs, events or venues deemed by Council to be of community-wide importance that are not included as line items in the City budget. Debt payments incurred by the City for community organizations or city facilities that provide recreational, cultural, destination marketing or entertainment oriented activities will be the first items funded with Hotel-Motel allocations. In addition, the City may set aside hotel-motel funding for recreational, cultural, community events, or other allocations deemed appropriate by the City Council.

Category 2:

Community Culture and Education:

Applicants are educational, cultural, and entertainment-oriented entities that are mission-driven and improve the overall quality of life in Oelwein. Organizations should have 501 (c)(3) status under the Internal Revenue Code. Applicants should have regular hours open to the public or a regular series of events open to the public.

Category 3:

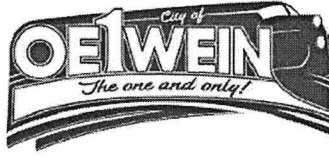
Community Recreation and Events:

Applicants are community recreational and event-oriented entities particularly for recreation activities, annual events or limited time events which illustrate a positive impact on the quality of life. Organizations that are 501(c)(3) will be given preference.

Category 4:

New and Emerging Organizations and Events.

Applicants are limited to a total of three successive annual applications for a new or emerging organization or event. The program or event shall show uniqueness, fulfill an unmet need or program, and have a positive impact on the quality of life. Organizations should be 501(c)(3) or have applied for such status to be eligible in this category.



Ineligible Projects/Components

- Projects with full funding already in place.
- Projects that do not have a beneficial impact on Oelwein.
- Funds should not become recurring operational expenses.
- Funds may not be used as an individual fundraiser or a donation.
- Funds may not pass through to other projects or organization.
- Non Oelwein events

Cost Reimbursement

- A complete project budget and schedule of completion must be included with the application.
- Applicants must have accurate estimates included with the project budget.
- Applicants are eligible for up to 100% funding and funds will be distributed upon approval of the City of Oelwein City Council.
- Funds will be paid only to the applicant, not to contractors or vendors.
- Upon completion of the project, the applicant must submit documentation of expenses and a project recap within 60 days to City Hall.
- Any funds that are not expended or are found to be outside the scope of the grant made by PFEED must be reimbursed/returned, by the applicant, to the City of Oelwein within 60 days.
- Failure to comply with the aforementioned rules will prohibit the applicant from applying for funds for one year.

Review/Evaluation Criteria (Tourism)

Projects will be evaluated using certain criteria including but not limited to:

- Potential number of guests to be generated by the project.
- Number of people the project will reach.
- Financial need of the project.
- Percentage of project funding being requested.
- "Seed money" to start a new project or expand an existing project.
- Quality of the project.
- The likelihood that the project will achieve stated goals.

HOTEL/MOTEL TAX REQUEST BUDGET

October 27, 2025

Type	Description	Date	Amount	Vendor
Event	Military Dance Band	11/8/2025	\$ 3,800.00	Rod Pierson Big Band
Equipment	Drink Cooler - 1 Drawer	11/8/2025	\$ 2,314.00	Wilson Restaurant Supply
Equipment	Bottle Cooler - Under Counter	11/8/2025	\$ 2,305.00	Wilson Restaurant Supply
Equipment	Cooler freight to deliver	11/8/2025	\$ 150.00	Wilson Restaurant Supply
Marketing	2 full-page Ads in Shopper	11/3 & 11/24	\$ 800.00	Oelwein Daily Register
			<u>\$ 9,369.00</u>	

In process of gathering bids:

The Coliseum is putting in a driveway on the north end of building. This driveway will be used for bands to unload their equipment closer to the stage. It will also be used for the Coliseum's dumpster which is currently placed (temporarily) in the city lot to the east.

Estimates are being received for the following work as required by the City and Alliant Energy:

There is a high pressure gas line that runs in the boulevard that Alliant Energy is requiring it have concrete put over the line

City code requires 6" depth for sidewalks, the current sidewalk (3 squares) is 4"

City is requiring concrete be put over the storm sewer line that goes from the street and dumps into the creek

The procedure is for the Coliseum to obtain a bid(s) for the concrete work. The bidder then needs to submit a plan to the City to review and approve. Any changes to the vendor's bid can then be made at which time the Coliseum will submit a request for Hotel/Motel Tax funds for the cost of this project.

The Coliseum has received some donations for this project and has paid \$2,510.30 to grade and rock the ground. Those donations will be deducted from the request.

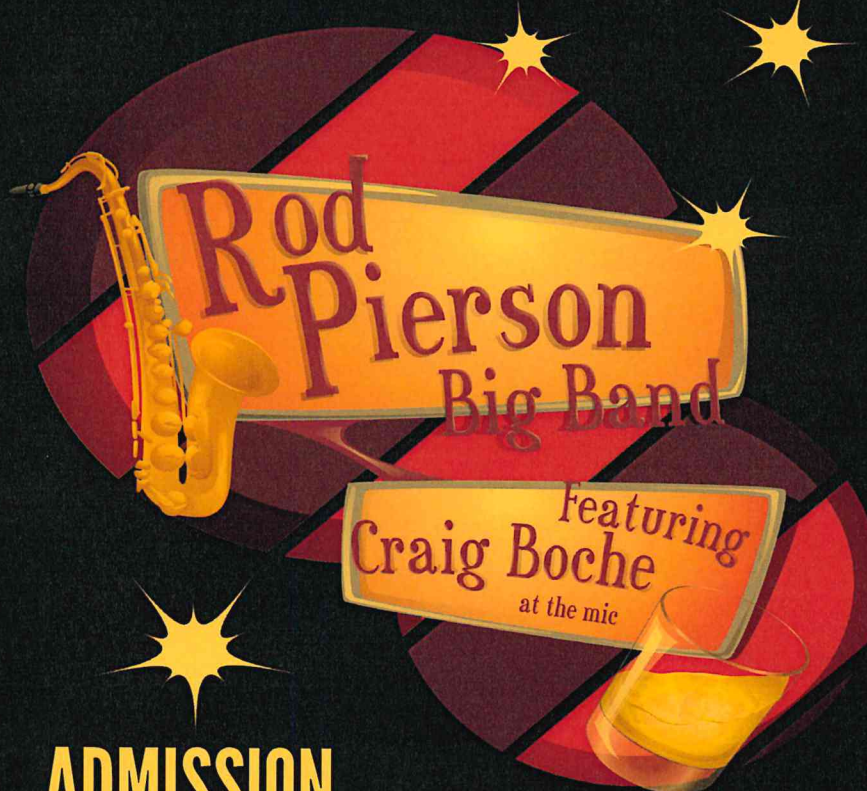
MILITARY DANCE AT THE COLISEUM BALLROOM

SATURDAY, NOVEMBER 8, 2025
MUSIC 6:00-9:00 PM

Doors open at 5:00 PM

Item 1.

EL WEIN



ADMISSION
\$15.00 VETERANS
\$20.00 NON-MILITARY

Music, Dancing, Beer & Wine, Snacks, and Fun.

From: Rod Pierson <pierson.rod@gmail.com>
Sent: Saturday, October 4, 2025 6:29 AM
To: Charles Hallberg <charles.hallberg@hallberglaw.net>
Subject: Military Ball Sat. Nov. 8th, 2025

Hello Charles,

Please let this email serve as a contract to perform with the Rod Pierson Big Band Featuring Craig Boche for the Military Ball scheduled at the Coliseum Ballroom in Oelwein on Saturday November 8th, 2025.

The performance time will be 6-9pm and the balance due on that evening will be \$3800.
Please reply with the name of the signatory person or group with which I am committing to performing for...

Please reply "Agreed" and we'll be set.

I'll be in touch a couple weeks in advance of the date to firm up details.

Looking forward to it!
Rod

Rod Pierson
319-530-0479
pierson.rod@gmail.com
www.rpbigband.com



RE: Military Ball Sat. Nov. 8th, 2025

From Charles Hallberg <charles.hallberg@hallberglaw.net>

Date Sat 10/4/2025 1:19 PM

To Rod Pierson <pierson.rod@gmail.com>

Cc Duane Brandt <oahs990@gmail.com>; 3BsPrintingandmore <3bsprintingandmore@gmail.com>; Clay Hallberg <cfhallberg@gmail.com>; Paralegal Hallberg Law <paralegal@hallberglaw.net>

Rod:

AGREED!

We are very excited to have you guys perform.

We printed up posters yesterday and there is a District-Wide meeting of the American Legion TODAY where all of the post commanders will be in attendance.

We will give them each a poster to "post" at each A.L. location in anticipation of this event.

Perfect Timing!

We also have addresses for every V.F.W. Post in Fayette County and will be mailing them posters as well.

All of the Veterans in Fayette County "thank you for your service" in honoring them.

Sincerely,

Charles Hallberg

Hallberg Law Office

P.O. Box 523

Oelwein, IA 50662

charles.hallberg@hallberglaw.net

(319)238-8337

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**Quote**

10/20/2025

Project:
Oelwein Coliseum

From:
Wilson Restaurant Supply
Chad Mast
5746 Westminster Dr.
Cedar Falls, IA 50613
(319) 277-9000
(319) 277-9000 104 (Contact)
(319) 277-9007 (Fax)
chadm@wilsonrs.com

Item	Qty	Description	Sell	Sell Total
6	1 ea	REFRIGERATED MERCHANDISER Atosa USA, Inc. Model No. MCF8722GR Refrigerator Merchandiser, one-section, 27"W x 31-1/2"D x 81-1/5"H, bottom-mounted self-contained refrigeration, 19.4 cu. ft., (1) self-closing hinged glass door with lock, Dixell electronic controller, 33° to 38°F temperature range, (4) shelves, LED interior lighting, lighted header panel, stainless steel interior, black steel exterior, 2" casters, R290 Hydrocarbon refrigerant, 1/7 HP, 115v/60/1-ph, 2.1 amps, cord, NEMA 5-15P, cETLus, ETL-Sanitation, ENERGY STAR®	\$2,039.00	\$2,039.00
	1 ea	2 year labor & parts warranty, 5 years warranty on compressor (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty with 5 year compressor part warranty (continental USA only) (NET)	\$275.00	\$275.00
ITEM TOTAL:				\$2,314.00
7	1 ea	BOTTLE COOLER Atosa USA, Inc. Model No. MBC50GR Atosa Bottle Cooler, 49-3/8"W x 26-3/4"D x 38-1/2"H, self-contained side mount refrigeration, 11.7 cu. ft., (2) locking sliding lids, digital temperature control, (3) epoxy coated partitions, includes bottle opener & cap catcher, stainless steel interior & exterior, 2" casters, R290 Hydrocarbon refrigerant, 1/7 HP, 115v/60/1-ph, 2.3 amps, cETLus, ETL-Sanitation	\$1,775.00	\$1,775.00
	1 ea	2 year labor & parts warranty, 5 years warranty on compressor (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty with 5 year compressor part warranty (continental USA only) (NET)	\$295.00	\$295.00
ITEM TOTAL:				\$2,070.00



Item	Qty	Description	Sell	Sell Total
8	1 ea	BOTTLE COOLER Atosa USA, Inc. Model No. MBC65GR Atosa Bottle Cooler, 64-3/4"W x 26-3/4"D x 38-1/2"H, self-contained side mount refrigeration, 16.4 cu. ft., (2) locking sliding lids, digital temperature control, (4) epoxy coated partitions, includes bottle opener & cap catcher, stainless steel interior & exterior, 2" casters, R290 Hydrocarbon refrigerant, 1/7 HP, 115v/60/1-ph, 2.3 amps, cETLus, ETL-Sanitation	\$2,010.00	\$2,010.00
	1 ea	2 year labor & parts warranty, 5 years warranty on compressor (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty with 5 year compressor part warranty (continental USA only) (NET)	\$295.00	\$295.00
ITEM TOTAL:				\$2,305.00
9	1 ea	BOTTLE COOLER Atosa USA, Inc. Model No. MBC80GR Atosa Bottle Cooler, 80-1/2"W x 26-3/4"D x 38-1/2"H, self-contained side mount refrigeration, 21.2 cu. ft., (3) locking sliding lids, digital temperature control, (5) epoxy coated partitions, includes bottle opener & cap catcher, stainless steel interior & exterior, 2" casters, R290 Hydrocarbon refrigerant, 1/5 HP, 115v/60/1-ph, 2.8 amps, cETLus, ETL-Sanitation	\$2,679.00	\$2,679.00
	1 ea	2 year labor & parts warranty, 5 years warranty on compressor (continental USA only)		
	1 ea	Extended warranty to a 5 year parts & labor warranty with 5 year compressor part warranty (continental USA only) (NET)	\$295.00	\$295.00
ITEM TOTAL:				\$2,974.00
10	1 ea	DELIVERY Custom Model No. DELIVERY DELIVER AND SET IN PLACE BY WRS.	\$150.00	\$150.00
ITEM TOTAL:				\$150.00

-Applicable Sales Tax & Freight are Not Included, Unless Specified on the Quote.

Acceptance: _____ Date: _____
Printed Name: _____

PREPRINT RATES & DISTRIBUTION

OELWEIN & INDEPENDENCE

FAYETTE COUNTY
SHOPPER'S REMINDER
25 1ST ST. SE, OELWEIN, IA 50662

BUCHANAN COUNTY
SHOPPER'S REMINDER
25 1ST ST. SE, OELWEIN, IA 50662

ZONE 1	
Oelwein 50662	3626
Stanley	
Total	3626

ZONE 4	
Independence 50644	4129
Total	4129

ZONE 2	
Fairbank 50629	954
Hazleton 50641	735
Maynard 50655	111
Oran 50664	60
Westgate 50681	187
Total	2047

ZONE 5	
Aurora 50607	214
Quasqueton 52326	271
Rowley 52329	330
Troy Mills 52344	0
Winthrop 50682	635
Total	1450

ZONE 3	
Fayette 52142	639
Sumner 50674	1639
Total	2278
Misc.	213

ZONE 6	
Jesup 50648	1769
Total	1769
Misc.	222

FULL RUN ZONES 1, 2 & 3: 8,166

FULL RUN ZONES 4, 5 & 6: 7,570

* * SHOPPERS MUST BE PURCHASED BY ZONE

PREPRINT RATES

SINGLE SHEET \$75

UP TO 4 PAGE TAB

PARTIAL RUN \$90

FULL RUN \$81

8 PAGE TAB

PARTIAL RUN \$93

FULL RUN \$89

12 PAGE TAB

PARTIAL RUN \$100

FULL RUN \$96

16 PAGE TAB

PARTIAL RUN \$106

FULL RUN \$102

DELIVERY TO: 25 1ST ST. SE, OELWEIN, IOWA 50662

	Daily Register	Bulletin Journal
Arlington	39	
Aurora	32	19
Brandon		28
Clermont	3	
Dundee	2	
Dunkerton	2	
Edgewood	1	
Elgin	6	
Elkader	1	
Fairbank	70	9
Fayette	44	
Hawkeye	17	
Hazleton	59	20
Independence	21	744
Jesup		214
Lamoni	8	9
Maynard	59	
Oelwein/Stanley	599	2
Oran	1	
Quasqueton		15
Randalia	5	
Readlyn	5	
Rowley		44
Strawberry Point	8	
Sumner	57	
Wadena	9	
Walker		14
Waucoma	1	
West Union	23	
Westgate	2	
Winthrop		58
Misc Mail	165	229
Dealer/Rack	91	130
Totals	1345	1535

Oelwein Publishing Co.

2024/2025 ADVERTISING RATE INFORMATION

The image shows the front page of the Oelwein Daily Register. The masthead reads "Oelwein Daily Register". Below the masthead, there are several headlines and photos. One headline is "OHCC, Grandview part of \$85M deal" with a photo of a large building. Another headline is "Private-equity firm buys 29 Iowa nursing homes" with a photo of a nursing home. There is also a photo of a group of people, possibly a community club presentation.

The image is an advertisement for Fern Building Products. It features a list of products and their prices. The products include: Best Garden 24" Poly Leaf Rake w/ 48" Wood Handle (SKU 756211) for \$9.97, Best Garden 24" Bamboo Leaf Rake w/ 48" Wood Handle (SKU 700502) for \$15.97, Fire Gaze 16 Oz. Fire Suppressor (SKU 756211) for \$6.99, First Aid Kit (SKU 756211) for \$24.99, JT Eton 16 Oz. Fire Suppressor (SKU 756211) for \$14.99, and Do B Best 16 Oz. Fire Suppressor (SKU 756211) for \$14.99. The advertisement also includes the company name "FERN BUILDING PRODUCTS" and the address "Street Hwy. 908 North - Fairbank - 515-636-2345".

25 1ST ST. SE, OELWEIN, IOWA 50662
319-283-2144 | 800-211-1076 | FAX: 319-283-3268
WWW.OELWEINDAILYREGISTER.COM

\$400 full page ad = 8700 addresses
11/3 - 11/24



DEMOLITION ASSISTANCE APPLICATION

Demolition cost assistance for up to 50 percent, with a limit not to exceed \$5,000 is available from the City of Oelwein through Neighborhood Revitalization Program Funds. Application deadlines are January 1, April 1, July 1 and October 1 annually. Along with the application, two demolition bids must be included for consideration. All qualified applications will be reviewed and prioritized by the Oelwein City Council. Reimbursement of funds will be awarded 30 days after demolition, once the final demolition invoice and proof of payment are provided and a successful inspection is completed by a Code Enforcement Officer.

A qualified applicant may apply for funding demolition to more than one qualified property. A qualified property may only receive a single award of program funds. Applications which are not funded may reapply.

PROJECT INFORMATION

Address of Property
to be Demolished:

122-7th St. S.E.

Applicant Name:

Russ McNamara/Charles Rochford

Owner Name:

Kevin Latham

Mailing Address:

14th 7th Ave SE

City, State, Zip:

Oelwein, IA 50662

Phone:

319-283-0317

E-mail Address:

Rumac57@MSN.Com

Legal Description:

Lots 12-13 Schaums Add.

Application date:

10-9-25

Is the property cleaned out? If not, why?

(Attach additional page if necessary)

IN PROCESS.

Why do you need the financial assistance on the tear down?

(Attach additional page if necessary)

The House in Question has deteriorated significantly. The building has become a hazard due to structural instability. It's presence negatively impacts our property value.

What is the future of this property?

we will clean off the lot and maintain it properly

If qualified applicant has received Economic Development Neighborhood Revitalization Program funding for any other qualified property, for each property state the following:

Year awarded NA Project (address of property)

Amount awarded

List last date the structure was continuously occupied

List the last time this structure was served by utilities 10-10-25

water & gas
due to be done

If Applicant is qualified as the purchaser pursuant to a valid offer to buy the qualified property, then attach a copy of offer to buy or other purchase contract document.

List partners and identify participation in the project (such as, financial, administrative, etc.):

Partner

Identify participation in project

Charles Rochford Adjoining Property owner

(For Official Use Only)

Community Development Department Application Review

Application reviewed on:

Application reviewed by:

Comments:

**CITY OF OELWEIN – ECONOMIC DEVELOPMENT
NEIGHBORHOOD REVITALIZATION PROGRAM**

Item 2.

For purposes of this program a qualified applicant is defined as:

- 1) Current property owner or holder of a valid offer to buy contingent only on the successful award of funding from the City of Oelwein for Economic Development – Neighborhood Revitalization Program; and

For purposes of this program, a qualified property shall be defined as:

- 1) Structure(s) or improvement(s) on the real estate that are not suitable for human habitation;
- 2) Estimated cost of repair or rehabilitation of the structure(s) exceeds the economic value of the real estate and improvements;
- 3) No Economic Development – Neighborhood Revitalization Program funds have previously been allocated to improvement of the real estate;
- 4) Improvements to the qualified property pursuant to the application will be completed within 45 days of the City Council's award of funds. The Council may extend the deadline upon written application submitted to the City Council prior to expiration of the initial deadline and supported by good cause beyond the applicant's control.
- 5) Improvement by total demolition of structure(s). No partial demolition of a structure shall qualify.

Item 2.

Bryan Construction Inc
1302 Outer Rd

1302 Outer Rd, Oelwein, IA 50657

Estimate

DATE	ESTIMATE NO.
10/2/2025	2451

NAME / ADDRESS
Russ McNamara 117 8th St SE Oelwein, IA 50657

DESCRIPTION	QTY	UNIT	TOTAL
Demolition House 122 7th St. SE Oelwein			
1. Obtain all permits and requirements from city			
2. Provide City Of Oelwein Demolition Permit			
3. Remove Trees As Needed			
4. Demolish And Remove House			
5. Transport / Disposal Of House, Contents, And Debris At Black			
6. Remove All Foundations, Footings, Floors And Concrete			
7. Provide Clean Backfill			
8. Provide 4" Top Soil			
9. Finish Gravel			
10. All WORK TO BE IN COMPLIANCE WITH GOVERNING REGULATIONS			
Proposal Valid For 30 Days			
		TOTAL	\$14,000.00

Lonnie Brewer
1251 Fontana Blvd.
Hazleton IA 50641
319-238-1222

10/5/2025

Est 231

Russ McNamara
117 8th Street S.E.
Oelwein IA 50662

Demo at 122 7th Street S.E.

Tear down and dispose of all house debris.

All materials will be disposed of at County Landfill

Utilities capped to city specs

Some Trees removed to property owner request.

Fill with clean materials and cap with 4 inches black dirt.

All fill and dirt will be provided by contractor.

All work done to City of Oelwein Specs.

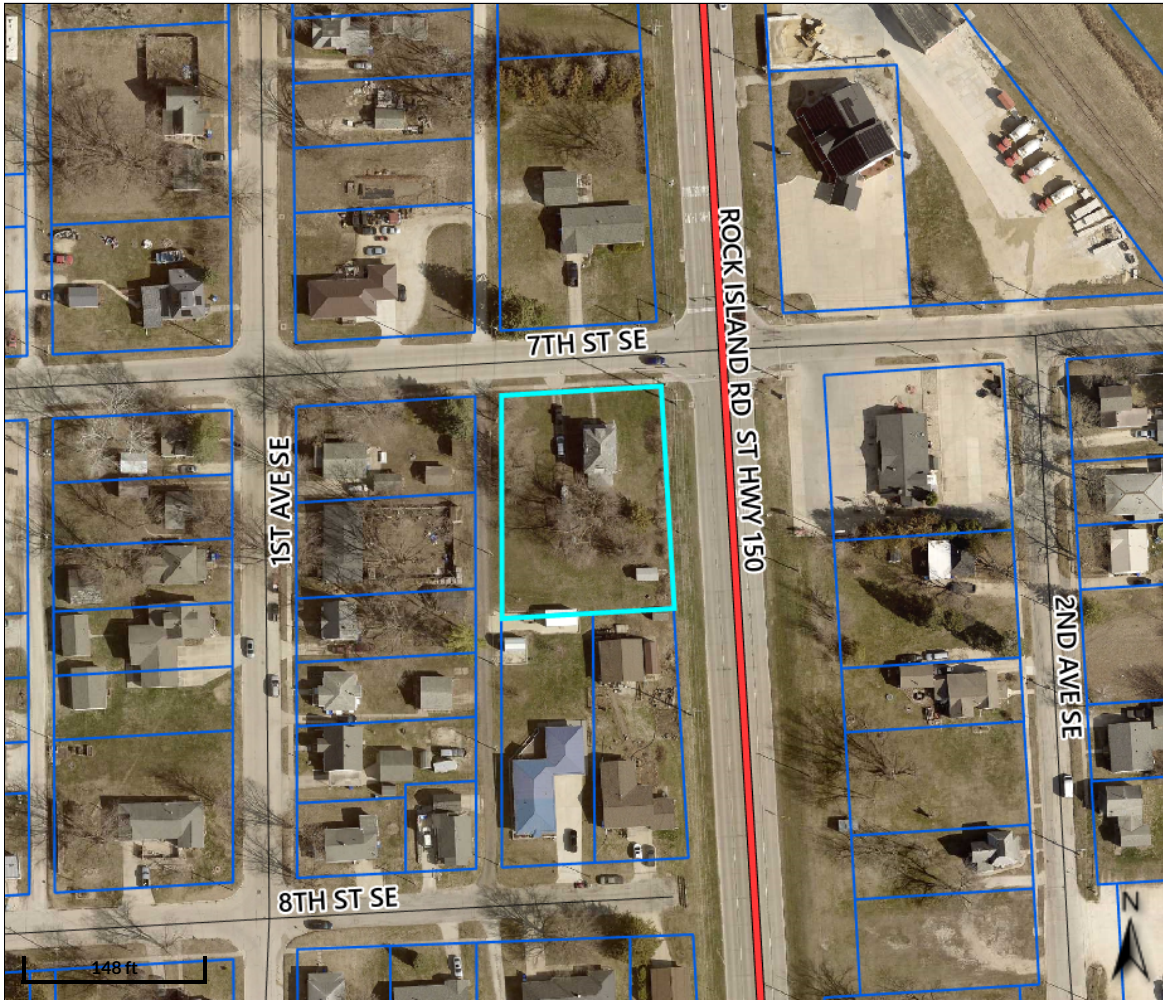
\$15,100.00

Total \$15,100.00

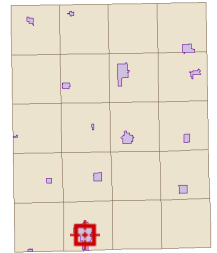








Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
 -  Federal Highway
 -  State Highway
 -  County Highway
 -  Roads

Parcel ID	1828209010	Alternate ID	n/a	Owner Address	Latham, Kevin Michael
Sec/Twp/Rng	28-91-9	Class	R		14 7th Ave SE
Property Address	122 7TH ST. SE	Acreage	n/a		Oelwein, IA 50662-2812
	OELWEIN				

District OELWEIN OELWEIN INC

Brief Tax Description LOTS 12 & 13
SCHAUMS ADD

(Note: Not to be used on legal documents)

Disclaimer: Fayette County, the Fayette County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. Data is provided in "as is" condition. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Fayette County and its employees assume no responsibility for the consequences of inappropriate uses or interpretations of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified. If you have questions about this site please contact the Assessor's Office at (563) 422-3397.

Date created: 10/23/2025

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Developed by  **SCHNEIDER**
GEOSPATIAL



Policy: City Demolition Assistance Grant

Amended by Resolution: 5706-2025

Date: February 24, 2025

The City of Oelwein ("City") wants to improve the community by removing structures that are found by the City Council to be either unsafe and uninhabitable by residents, or in such a condition as to not be safely occupied for commercial purposes. To help achieve this goal, the City Council found it appropriate, and in the public interest, to provide for a "Demolition Assistance Grant" to promote and assist with the demolition expenses of such structures.

Program Rules:

- The maximum award shall not exceed fifty percent (50%) of the eligible demolition expenses or five thousand dollars (\$5,000.00), whichever is less.
- The Council will consider the following factors during review and consideration of Applications:
 - Whether Applicant will be adding the property where demolition is proposed to occur to adjacent property owned by Applicant.
 - The Council will give additional weight and value to Applications under this circumstance.
 - In considering whether 'value' is added, the Council may consider whether the adjoining property will, in the opinion of the Council, be more appealing, and, therefore, likely more valuable, after demolition.
 - Whether Applicant will be adding value to the property by the construction of improvements on the property.
 - Timelines and certainty of proposed improvements to the property.

Program Procedure:

- Applicant to complete and submit City Demolition Assistance Application.
- Applicant to provide at least two (2) demolition bids with the Application.
- Before Council consideration of Application, City Code Enforcement staff must be allowed access to complete an inspection of the property, after which a written inspection report will be generated.
- Completed Applications with Inspection Reports will be reviewed by the City "Planning, Finance, Enterprise, and Economic Development Committee" ("Committee") for recommendation to the City Council.
 - The Committee meeting will be a public meeting and Applicant will be given advance notice of the date and time of the meeting at which the Application will be considered.
 - Committee may recommend funding, denial of funding, partial funding, or funding, full or partial, subject to conditions.



- Committee recommendation will be provided to City Council for consideration at a regular or special meeting of the City Council. Applicant will be given advance notice of the date and time of the Council meeting.
- If City Council approves partial or full funding, the Applicant will be given written notice of the approval, and any conditions that may apply.
- After approval:
 - Applicant moves forward with chosen contractor to plan the demolition.
 - Prior to demolition, Contractor pulls a demolition permit from the City.
 - After completion of demolition, as confirmed by City code enforcement inspection, the Applicant submits proof of expenses, in a manner deemed acceptable to the City, including but not limited to landfill tickets and copies of paid invoices.
- Upon completion of demolition and submission of evidence of eligible expenses as noted above, the City will reimburse Applicant the appropriate sum, consistent with prior City Council approval.
- Should City staff find that reimbursement is not warranted, whether in the amount approved by the Council or in no amount at all, City staff shall report such conclusion(s) to the Applicant in writing, with appropriate analysis and explanation
 - Applicant may appeal the City staff determination to the City Council by written appeal to be submitted to the City Council within seven (7) working days of the City staff decision.

Because circumstances may vary from application to application, and project to project, the City Council reserves discretion to vary from the above and foregoing project guidelines when deemed appropriate and otherwise found to be in the best interest of the City.

Offer to Purchase City Properties

To purchase City-owned real estate, completely fill out this form. The timeline is usually about 90 days. Your offer will be sent to the Planning, Finance, Enterprise & Economic Development committee who will review the application and forward it to City Council for approval. At the appropriate time, we will schedule a date and time for buyer(s) to sign and provide a payment of the offered.



14 3rd Ave SE

Property Address

1821404014

Property Parcel Number

Todd Allen Ohl

Buyer's or Buyers' Full, Legal Name(s) and/or Full Legal Business Name and Number

10 3rd Ave SE Oelwein, Ia 50662

Buyer's or Buyers' Address, City, State, ZIP

tohl@comcast.net

Buyer's or Buyers' Email Address

612-210-0200

Buyer's or Buyers' Phone

Are you being represented by a real estate agent or lawyer?

Yes

☒ No

N/A

Buyer Representative Name and Contact Information

TAO
INITIALS

If you do not have a Buyer Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

I plan to use the lot as extra yard at this time.
I am offering a bid of \$ 1101.00

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,000 per lot).

Todd Ohl

Buyer Printed Name (As will appear on deed)

Buyer Printed Name (As will appear on deed)

Todd Ohl

Buyer Signature

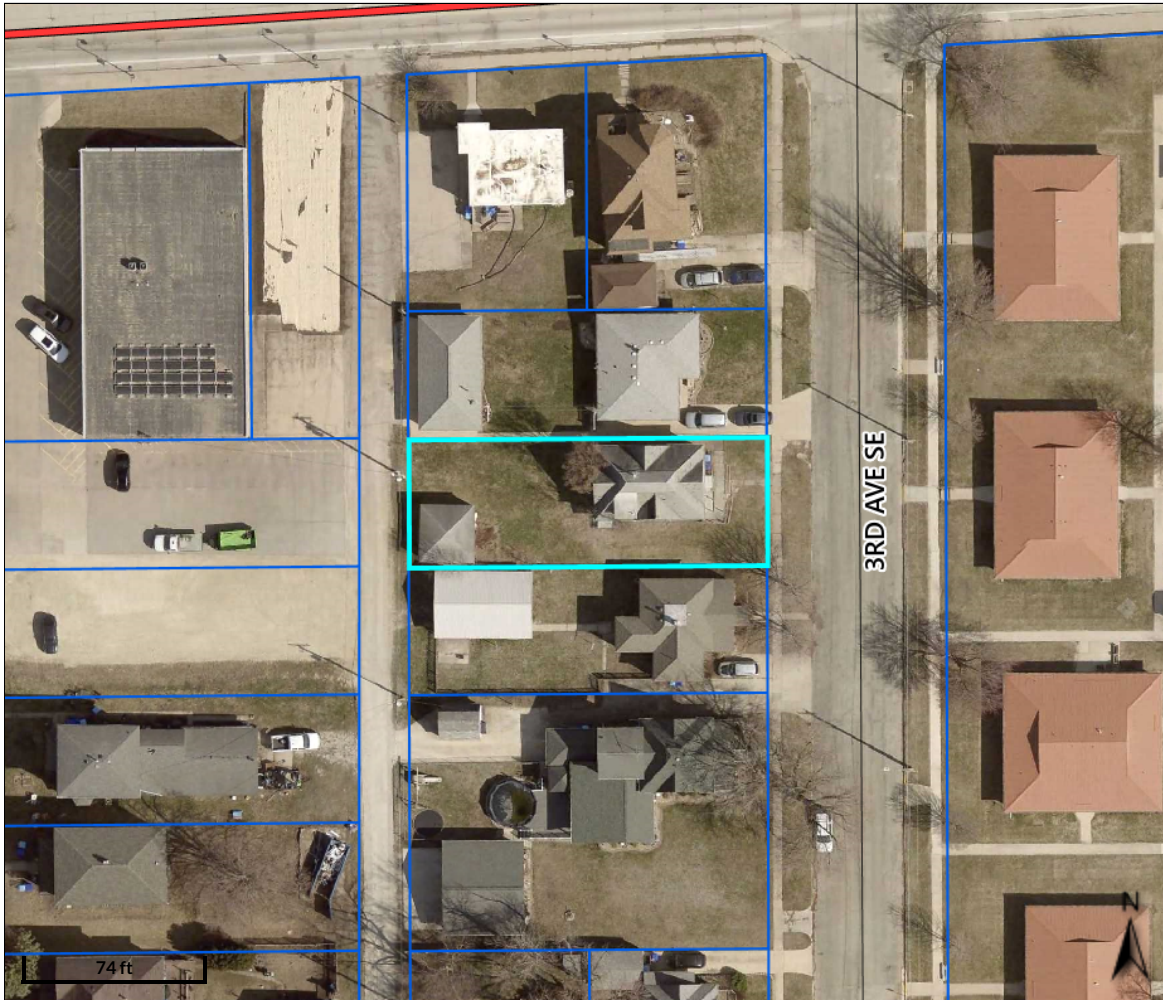
9/22/25

Date

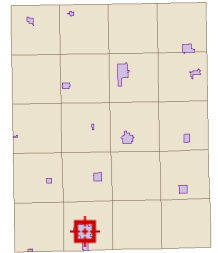
Buyer Signature

Date

Buyers' Legal Relationship to Each Other



Overview



Legend

- Corporate Limits
- Parcels
- Major Highways**
 - Federal Highway
 - State Highway
 - County Highway
 - Roads

Parcel ID 1821404016	Alternate ID n/a	Owner Address Oelwein, City Of
Sec/Twp/Rng 21-91-9	Class R	City Hall 20 2nd Ave. SW
Property Address 14 3RD AVE. SE	Acreage n/a	Oelwein, IA 50662-
OELWEIN		

District OELWEIN OELWEIN INC

Brief Tax Description LOT 7 BLK 12
ORIG. OELWEIN

(Note: Not to be used on legal documents)

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Offer to Purchase City Properties

To purchase City-owned real estate, completely fill out this form. The timeline is usually about 90 days. Your offer will be sent to the Planning, Finance, Enterprise & Economic Development committee who will review the application and forward it to City Council for approval. At the appropriate time, we will schedule a date and time for buyer(s) to sign and provide a payment of the offered.



501- West Charles - Oelwein, Ia

Property Address

Property Parcel Number

Rockie + Jennifer Williams

Buyer's or Buyers' Full, Legal Name(s) and/or Full Legal Business Name and Number

322-9th Ave SW - Oelwein, Ia 50602

Buyer's or Buyers' Address, City, State, ZIP

Buyer's or Buyers' Email Address

319-283-0880

Buyer's or Buyers' Phone

Are you being represented by a real estate agent or lawyer? ☐ Yes ☒ No

Buyer Representative Name and Contact Information

INITIALS

If you do not have a Buyer Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

Plan on making it livable again - it will take awhile - unsure if we'll rent or keep. offer of \$100

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,000 per lot).

Rockie G. Williams

Buyer Printed Name (As will appear on deed)

Rockie Guy Williams
Rockie Guy Williams

Buyer Signature

8-13-25
Date

Jennifer A. Williams

Buyer Printed Name (As will appear on deed)

Jennifer A. Williams
Buyer Signature

8-13-25
Date

Buyers' Legal Relationship to Each Other

husband & wife



October 27, 2025

PFEED Members,

We have received an offer to purchase city owned property at 501 West Charles.

The property in question was acquired through owner forfeit, a process which formally completed at the start of October 2025. While the building is currently in a dilapidated state, it has significant potential to be rehabilitated rather than being demolished.

The structure requires substantial repair; however, the needs are all primarily interior. A prospective buyer has submitted an offer to purchase the property, their plan is to generally restore the property to a livable standard. Something of note, the building was placarded in April 2025 for unsafe and unsanitary conditions.

I recommend proceeding with the sale under the condition that a selection of the following interior repairs are completed within 12 months of purchase:

1. General repairs of the interior broken or missing drywall section
2. General abatement of unsanitary conditions
3. General repair of ductwork and electrical wiring
4. Pass an Occupancy Inspection for removal of placard

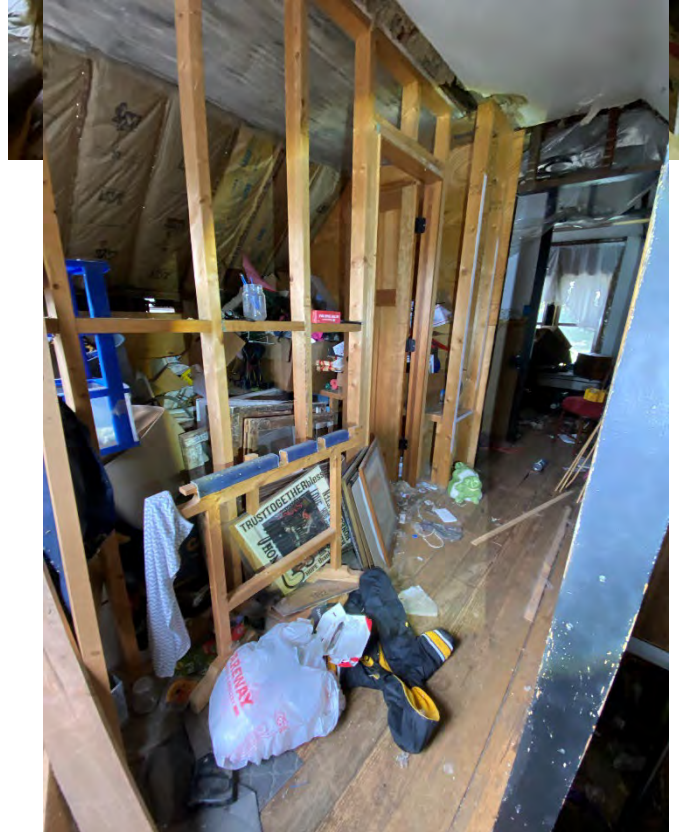
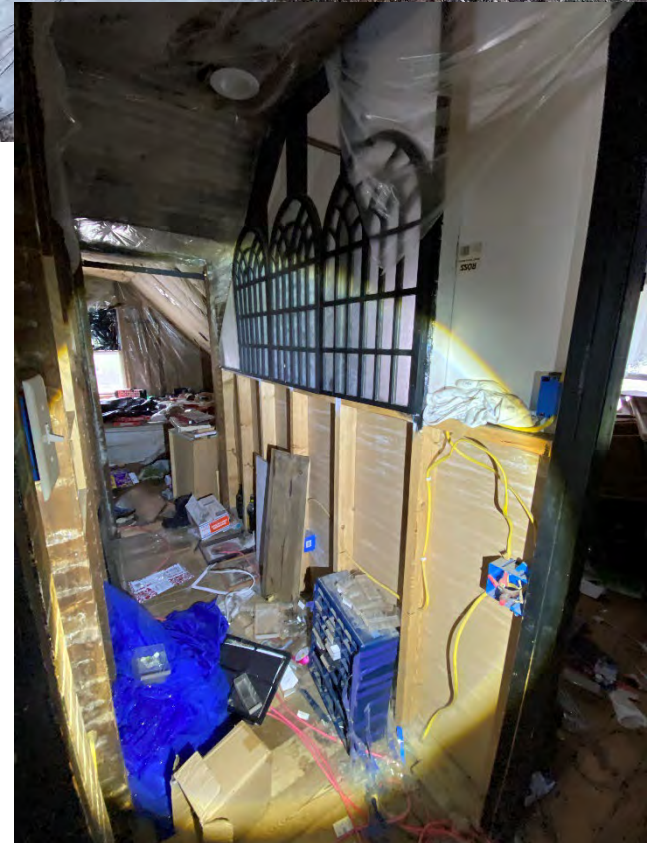
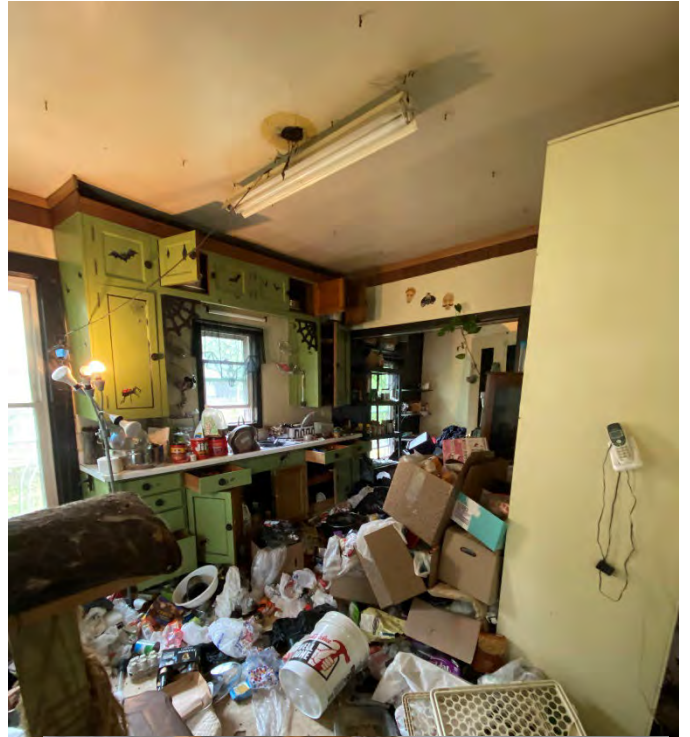
The prospective buyer has already performed a substantial cleanup of the inside and outside of the property compared to the initial placarding walkthrough conditions of April. Below you will find photographs of the April walkthrough and then a few pictures of the current general condition.

Best regards,

David Kral
Building Official City of Oelwein



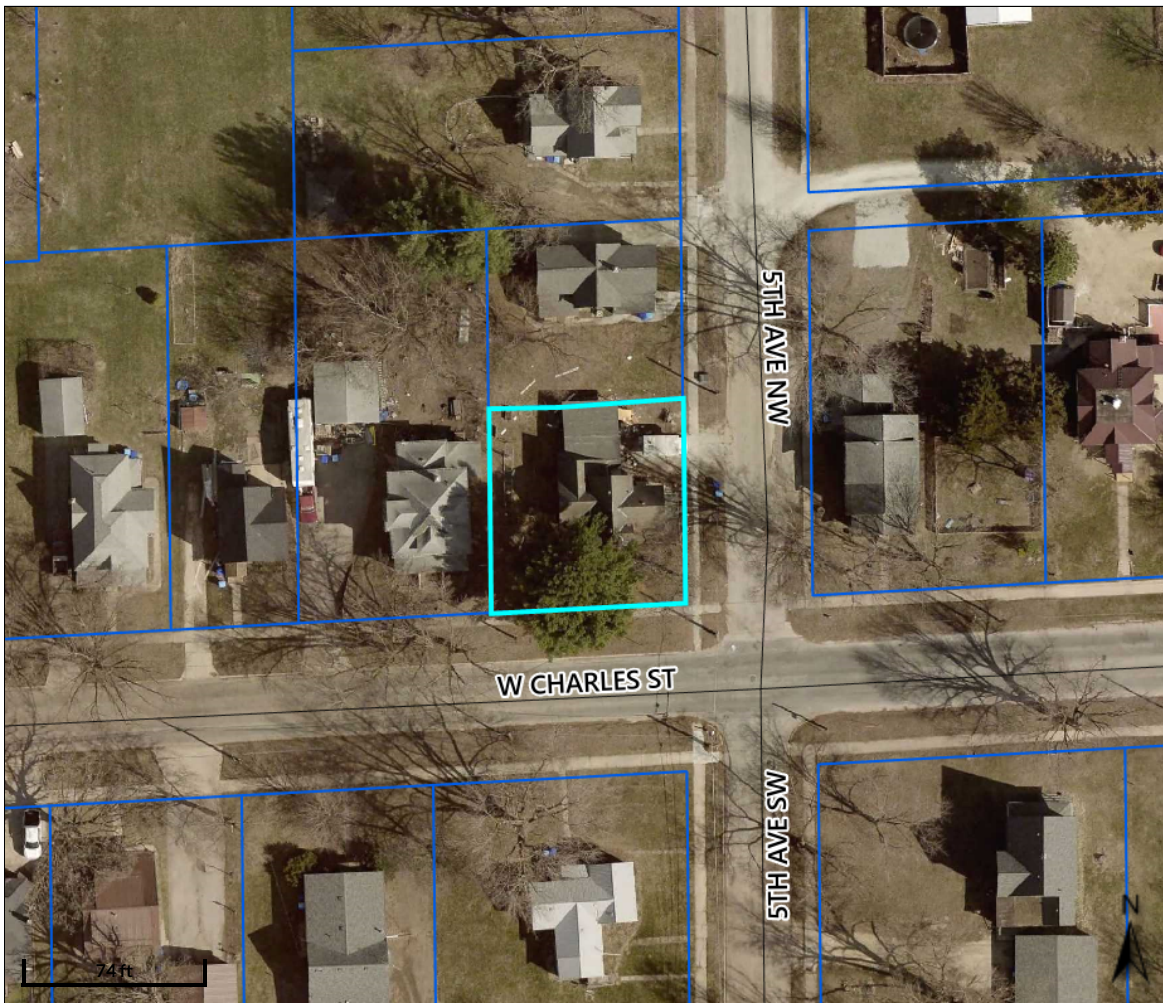
APRIL 2025



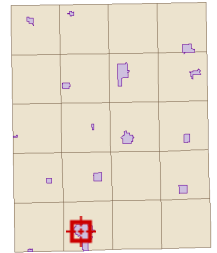


OCTOBER 2025





Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
 -  Federal Highway
 -  State Highway
 -  County Highway
 -  Roads

Parcel ID	1821155010	Alternate ID	n/a	Owner Address	Smith, Ira Matthew &
Sec/Twp/Rng	21-91-9	Class	R		Smith, Michelle Dawn
Property Address	501 W. CHARLES	Acquire	n/a		2015 W University St Apt C108
	OELWEIN				Springfield, MO 65807 7879
District	OELWEIN OELWEIN INC				
Brief Tax Description	S 80' LOT 9 &				
	S 80' E 1/2 LOT 10				
	BLK 2, HUMPHREYS ADD				
	(Note: Not to be used on legal documents)				

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Forfeiting Properties to City

The City is willing to work with property owners when the situation is advantageous to the city and community members. Anyone who owns a property, residential or commercial, that they can no longer manage may submit a request to sign the property over to the city.



109 9th ave SW

1820431002

Property Address

Property Parcel Number

Fji-I Holdings LLC

Owner's or Owners' Name(s)

1309 Coffeen Ave STE 1200, Sheridan, WY, 82801

Owner's or Owners' Address, City, State, ZIP

eric@fortressjoy.com

Owner's or Owners' Email Address

Owner's or Owners' Phone

Are you being represented by a real estate agent or lawyer?

☐ Yes

☒ No

Charles Augustine

CAugustine@klatt-law.com

Owner's or Owners' Representative Name and Contact Information

Initials

If you do not have a Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

The unit is uninhabitable and damaged, and the cost of repairs would not be justified given the rental potential in that neighborhood.

Please describe why you are requesting to forfeit this property to the City.

FJI-I-Holdings LLC

Printed Name

Printed Name

FJI-I-Holdings LLC

dotloop verified
10/02/25 9:49 PM PST
FBMM-KHOT-DWMN-05MO

10/02/2025

Signature

Date

Buyer Signature

Date

Legal Relationship to Each Other if more than 1 party:

Forfeiting Properties to City

The City is willing to work with property owners when the situation is advantageous to the city and community members. Anyone who owns a property, residential or commercial, that they can no longer manage may submit a request to sign the property over to the city.



115 9th ave SW

Property Address

1820431003

Property Parcel Number

FJi-I Holdings LLC

Owner's or Owners' Name(s)

1309 Coffeen Ave STE 1200, Sheridan, WY, 82801

Owner's or Owners' Address, City, State, ZIP

Eric@fortressjoy.com

Owner's or Owners' Email Address

3192140280

Owner's or Owners' Phone

Are you being represented by a real estate agent or lawyer? ☒ Yes ☐ No

Owner's or Owners' Representative Name and Contact Information

Initials

If you do not have a Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

The units were uninhabitable and damaged, and repairing them would not be cost-efficient if we were to rent them out based on the neighborhood

Please describe why you are requesting to forfeit this property to the City.

FJi-I Holdings LLC

Printed Name

FJi-I Holdings LLC

Signature

dotloop verified
10/09/25 10:11 PM PST
MGCI-JXMM-671Z-8GZR

Date

10/09/2025

Printed Name

Buyer Signature

Date

Legal Relationship to Each Other if more than 1 party:

Forfeiting Properties to City

The City is willing to work with property owners when the situation is advantageous to the city and community members. Anyone who owns a property, residential or commercial, that they can no longer manage may submit a request to sign the property over to the city.



214 4th ave NW

182110603

Property Address

Property Parcel Number

Fji-li-S5 Holdings LLC

Owner's or Owners' Name(s)

1309 Coffeen AVE. STE 1200, Sheridan, WY, 82801

Owner's or Owners' Address, City, State, ZIP

Eric@fortressjoy.com

3192140280

Owner's or Owners' Email Address

Owner's or Owners' Phone

Are you being represented by a real estate agent or lawyer?

☒ Yes☐ No

Charles Augustine

CAugustine@klatt-law.com

Owner's or Owners' Representative Name and Contact Information

Initials

If you do not have a Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

The units were uninhabitable and damaged, and repairing them would not be cost-efficient if we were to rent them out based on the neighborhood

Please describe why you are requesting to forfeit this property to the City.

FJI-II-S5 Holdings LLC

Printed Name

Printed Name

FJI-II-S5 Holdings LLC

dotloop verified
10/02/25 9:46 PM PST
OMWA-YBUN-YAS0-SDU1

10/02/2025

Signature

Date

Buyer Signature

Date

Legal Relationship to Each Other if more than 1 party:



October 27, 2025

PFEED Members,

We have received 3 property forfeiture forms for addresses: 109 9th ave SW, 115 9th ave SW, and 214 4th ave NW.

I am writing to recommend that the City accept ownership of these three properties currently held by a landlord who has effectively abandoned them and expressed no interest in maintaining or repairing the structures. While this action may involve short-term costs—particularly demolition of two unsafe structures at 115 9th ave SW and 214 4th ave NW—I believe it is a necessary step toward long-term community improvement and aligns with the City’s housing and neighborhood revitalization goals.

Two of the properties, 115 9th ave SW and 109 9th ave SW, are adjacent and together form an area approximately 300 feet by 140 feet, creating a unique opportunity for future residential development. The Housing Committee has already been collaborating with contractors to identify potential building sites, and this combined area could become a cornerstone project for new housing construction. By integrating development on these parcels with nearby lots the City has already acquired, we could make a meaningful and visible impact in this neighborhood—removing blight while creating space for new homes and increased property values.

Accepting these properties now positions the City to guide their redevelopment strategically, rather than allowing further deterioration or the risk of another neglectful ownership cycle. The long-term gains—enhanced neighborhood stability, improved tax base, and increased development potential—far outweigh the short-term expenses of demolition and cleanup.

I urge the Council to consider this acquisition as an investment in Oelwein’s future housing development and neighborhood revitalization efforts. This is an opportunity to take proactive steps toward improving our community’s housing stock, increasing safety, and setting the stage for meaningful development.

Thank you for your consideration and for your continued support of our efforts to strengthen Oelwein’s neighborhoods.

Best regards,

David Kral
Building Official City of Oelwein



1ST ST SW

Item 5.

9TH AVE SW

2ND ST SW

42

109 9th ave SW



115 9th ave SW



214 4th ave NW

