



Agenda

City Council Work Session Meeting
Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa
6:30 PM

December 08, 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

Discussions

- [1.](#) Development incentives for Matt Construction Triplex on 201 9th Ave SW Discussion
2. Oelwein Festival Discussion.

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



To: Mayor and City Council
 From: Dylan Mulfinger
 Subject: Housing Incentives with Matt Construction
 Date: 12/8/2025

The city is in a unique position to fund developers to build homes in Oelwein. The city has acquired several lots in the southwest that are ready for development. One great feature of these lots is the road and utilities already exist, requiring no investment in infrastructure for the city.

The city worked with Oelwein Chamber and Development Housing Committee to determine the best use of the large parcels on the southwest side of Oelwein. The committee came to a consensus that any form of housing needed to be built. They also encouraged the city to provide incentives for housing. The City Administrator met with Matt Construction of Sumner, Iowa and discussed multiple options. After an initial proposal was sent to Matt Construction, pending city council approval, Matt provided the following request for housing.

Matt Construction is proposing the construction of a triplex at 201 9th Ave. SW. Each unit will be a three bed, two bath, two car garage. Matt will sell units off as zero lot line properties. Matt requested \$15,000 per unit as an incentive to build the homes. Matt stated they would not request a tax abatement. Matt would break ground in 2026.

Crunching the numbers on a tax abatement shows that the city would be providing a 10-year abatement up front based on Matt's request. The following table shows what a tax abatement would look like for one of the units:

Estimated Assessed Value	\$250,000
Rollback	.445345
Taxable Value	\$111,336
Per 1000	\$111.34
City and County Tax Levy*	22.6725
Annual Abatement at 90 percent	\$2,271
10 Year Abatement	\$22,718
10 Year City Abatement	\$16,772

*The state no longer allows abatement of school property tax

The 2023 Comp Plan shows that residents want to see diverse housing options. Housing is a top goal in the comp plan:

- Goal 1: Plan for safe, attractive, and accessible housing (physically and financially) to meet existing needs and forecasted housing demands of all residents of the community.
- Goal 2: Support a range of housing options to retain and continue to attract people at various life stages including young professionals, families, and the aging population.





Why should the city use tax dollars to supplement housing?

- The city uses tax dollars to subsidize several services that do not create money. Nearly every service the city offers does not make money. Housing is such a vital resource to the community that using tax dollars to incentive it will pay off more for the community now and into the future. Based on a \$250,000 assessed valuation, the city will pay back their investment in nine years. Most homes last 50-60 years with Oelwein seeing homes last over 100 years. Also, the home creates accounts for utilities. The city will also see revenue from franchise fees.

Why can't the city wait for private investors to build homes and not use tax dollars?

- The city has been waiting. In the last 10 years the city has not invested in new housing builds other than a tax abatement. This program created an average of one home a year. This rate is not sustainable for new housing in the city. The city's comprehensive plan is clear in wanting to incentivize housing and promote housing.

Does the city have funding?

- Yes, the city has \$100,000 set aside. The funds were originally set aside by the city council for a home improvement revolving loan fund. This program has been underperforming for four years. Even though staff worked with Upper Explorerland, the income limits were so low that candidates could not use the program. The city frequently steered people toward the program during code enforcement and office visits. The program has not been successful, but the city can now use these local option sales tax funds on a new housing incentive.

What if one hundred contractors come forward and want the same incentive?

- Great, the city would love to have the opportunity to help more new home construction. The city council would take each request as they are doing now and would evaluate them based on funding available.

Oelwein Housing Development Plan

Mätt Construction, Inc.

Agenda

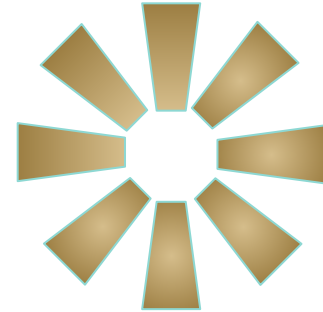
- Current status and Development Agreement details
- Phasing Plan
- Overall and single unit plans
- Interior finishes

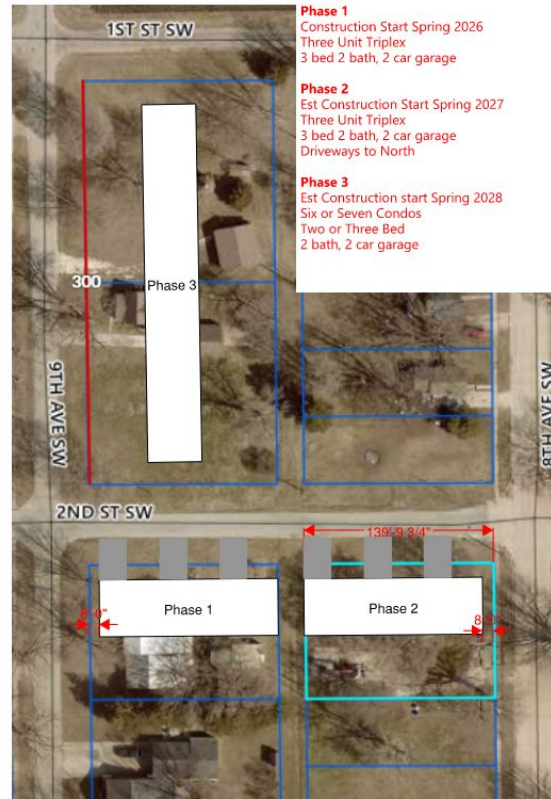




Current Project Status

- Development agreement in progress
 - Triplex preliminary floor plan - Three 3 bd, 2 bath units
 - Agreement length - 1 yr
 - Anticipated construction start Spring 2026
 - Incentive of \$15,000 per completed unit requested





Site Plan & Possible Future Phases (Future Agreements)

2ND ST SW

Item 1.

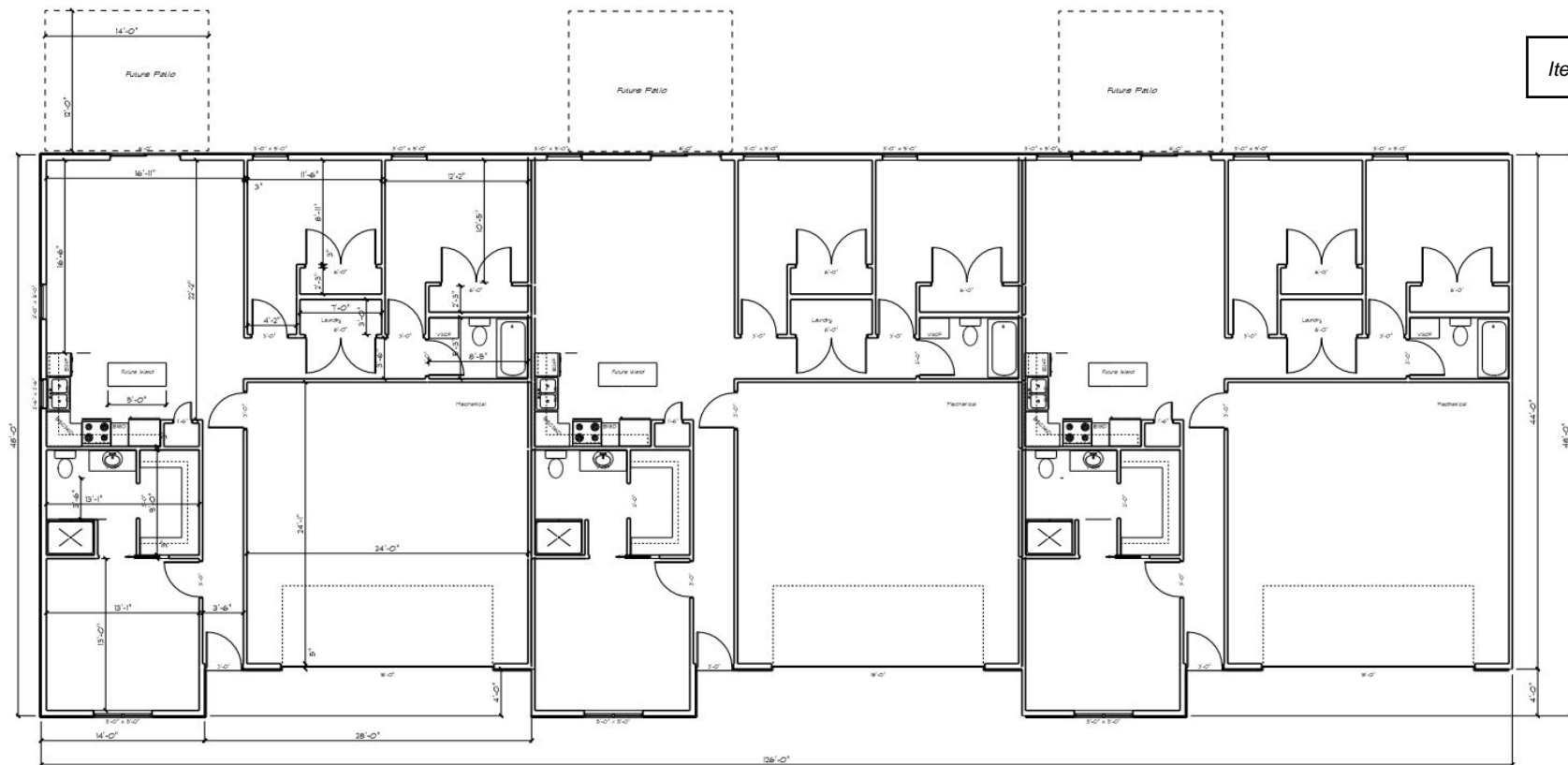
8'-0"

Phase 1

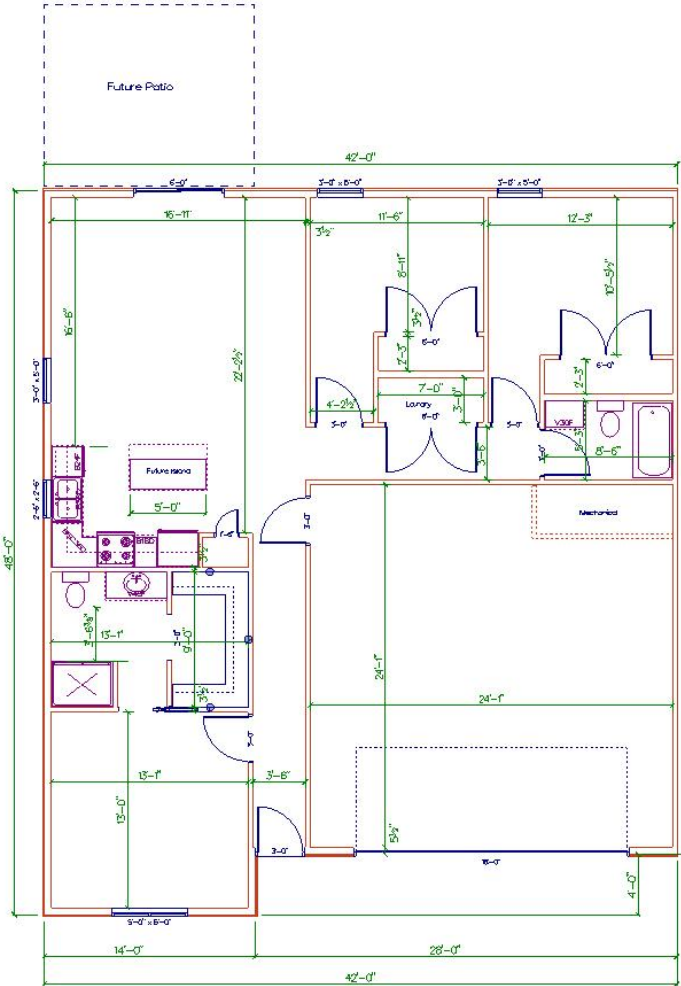
139'-9 3/4"

Phase 2

8'-0"

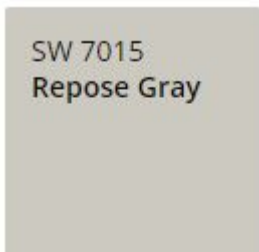


Overall Floor Plan





Cabinets & Countertops



Paint



Interior Doors



Laminate Plank Flooring

Interior Finish Palette - Very Flexible



Interior Finishes Applied in 2023 Duplex

