



Agenda

Planning, Finance, Enterprise and Economic Development Committee

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

5:30 PM

August 09, 2021

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Warren Fisk

Council Members: Matt Weber, Renee Cantrell, Tom Stewart, Lynda Payne, Karen Seeders

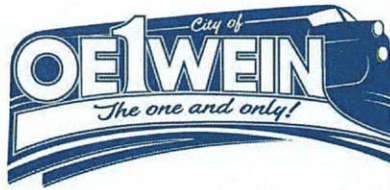
Pledge of Allegiance

Discussions

- [1.](#) Discussion on Demolition Funding Assistance for 317 2nd Avenue NE
- [2.](#) Discussion on a request to accept deed to property located at 202 4th Avenue NW
- [3.](#) Discussion on the proposed sale of 15 and 17 5th Avenue SW

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



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:

317 2ND AVE NE - OELWEIN, IA 50662

Applicant Name:

MLH RENTALS LLC

Owner Name:

MLH RENTALS LLC - MIKE + LAURA HAUN

Mailing Address:

321 2ND AVE NE

City, State, Zip:

OELWEIN, IA 50662

Phone:

970-930-5045

E-mail Address:

Lhaun0525@yahoo.com

Legal Description:

LOT 11, BLK 2, WINGS ADDTN

Application date:

8-3-21

Is the property cleaned out? If not, why?

(Attach additional page if necessary)

NO, THERE WAS A HOUSE FIRE. PAST TENANTS PROPERTY STILL INSIDE

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

(Attach additional page if necessary)

TO GET ~~AWAY~~ RID OF THE EYESORE/HAZARD THE HOUSE IS.

What is the future of this property?

TO BE COMBINED WITH OUR PERSONAL PROPERTY.

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

Year awarded Project (address of property)

Amount awarded

List last date the structure was continuously occupied

6/26/21

List the last time this structure was served by utilities

6/26/21

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

(For Official Use Only)

Community Development Department Application Review

Application reviewed on: August 4, 2021

Application reviewed by: Jay Shekleton

Comments:

This was a rental property owned by the Wilsons. MLH rentals was in the process of purchasing the home so they could have it demolished utilizing the city's demolition assistance. On June 26, 2021, before the closing date there was a fire in the dwelling. The fire damage was severe enough that the home was placarded and ordered to be demolished by July 27, 2021. The home was not demolished by the deadline given. The property sold to MLH properties at the end of July. The new owners of 317 2nd Ave NE live on the north side of the property and have a rental property on the south side of the property. Their goal is to demolish the home, and clean up the lot to help improve the neighborhood.

Bryan Construction Inc

1302 Outer Rd
Oelwein, IA. 50662

Item 1.

Estimate

DATE	ESTIMATE NO.
7/30/2021	2374

NAME / ADDRESS
Michael Haun 321 2ND AVE. NE Oelwein, IA 50662

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
Demolition House 317 2ND AVE. NE Oelwein 1. Cap Utilities As Required By City 2. Provide City Of Oelwein Building Permit 3. Remove Trees As Needed 4. Demolish House 5. Transport / Disposal Of House And Contents At Black Hawk County Landfill 6. Remove Foundations And Provide Clean Fill To Minimum 4' Depth 7. All Work To Be In Compliance With Governing Regulations 8. Tire Removal Fee Is \$20.00 Each (Not Included) 9. City may or may not require replacement of curb and gutter if driveway is removed. Cost of this work is not included. Upon receipt of full payment, a paid invoice and scale tickets will be submitted to The City for your cost sharing reimbursement.		7,800.00	7,800.00
Proposal Valid For 30 Days		TOTAL	\$7,800

029407

Invoice

SOLD TO Laura Hawn

ADDRESS 317 2nd Ave Delwien IA
CITY STATE ZIP

SHIP TO
Dustin Zieser

ADDRESS
1866 140th ST Hazelton
CITY STATE ZIP

CITY, STATE, ZIP

CUSTOMER ORDER NO.

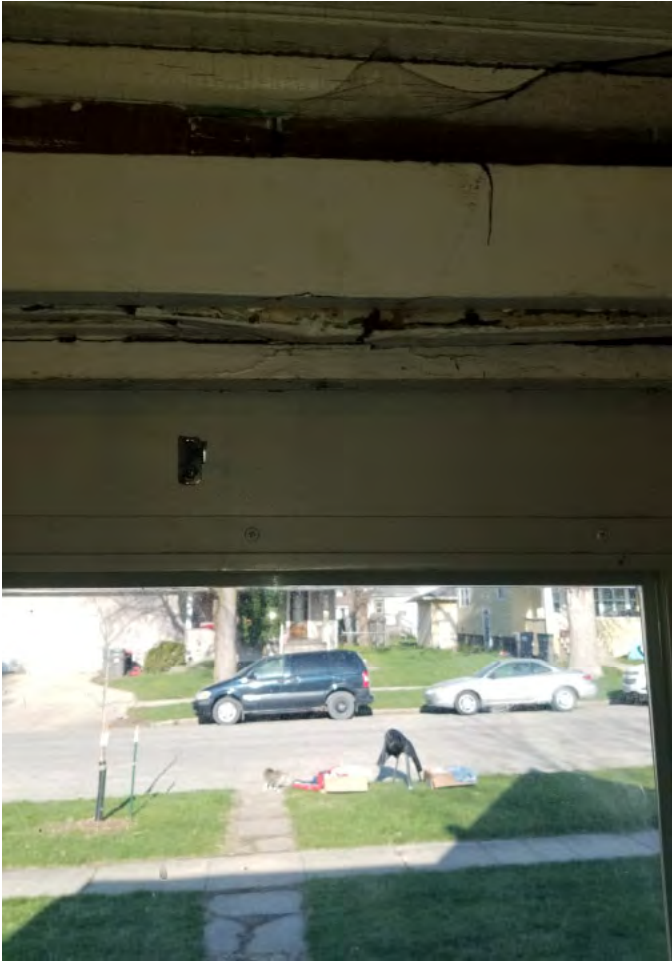
SOLD BY

TERMS	
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F.O.B.	
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DATE _____

5





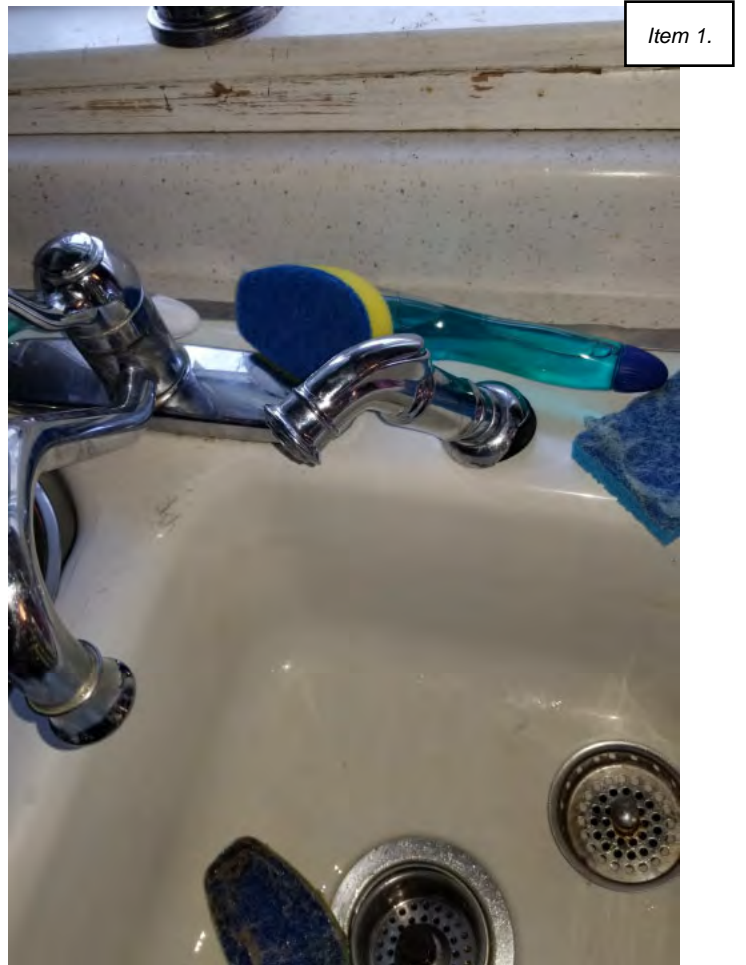
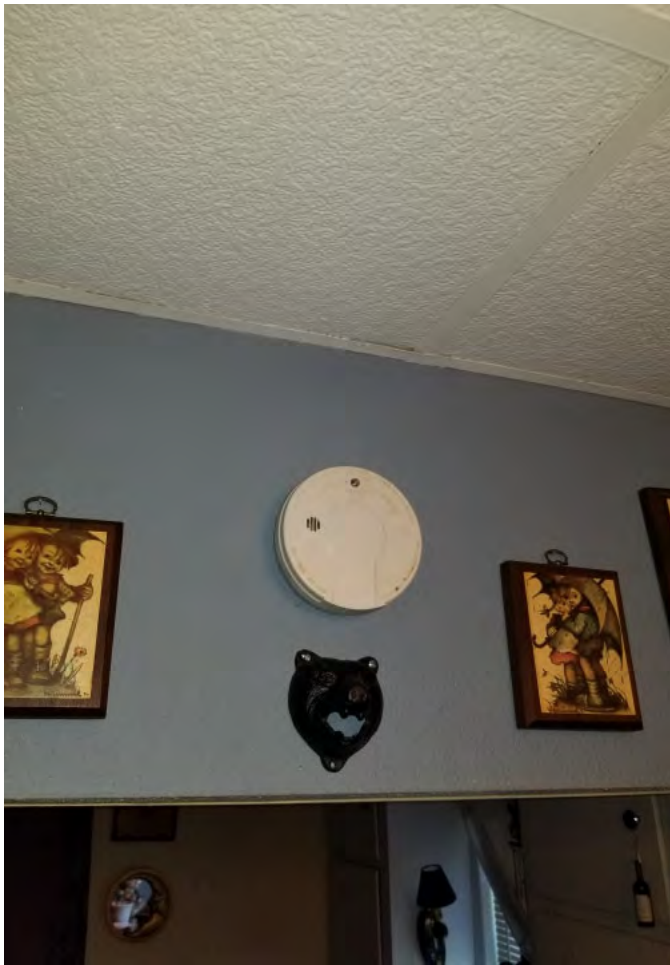
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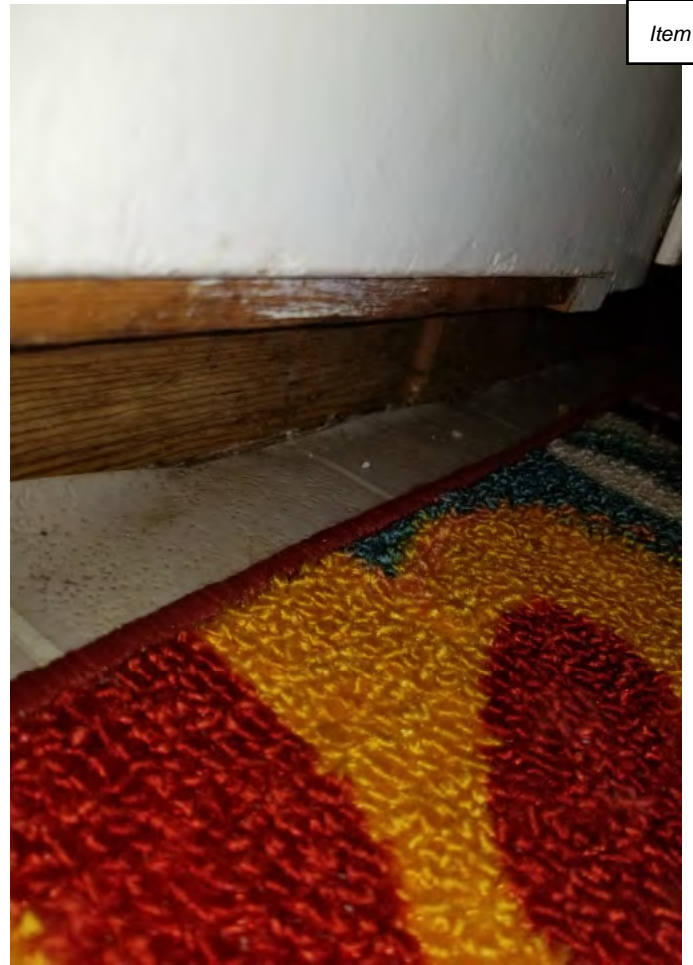


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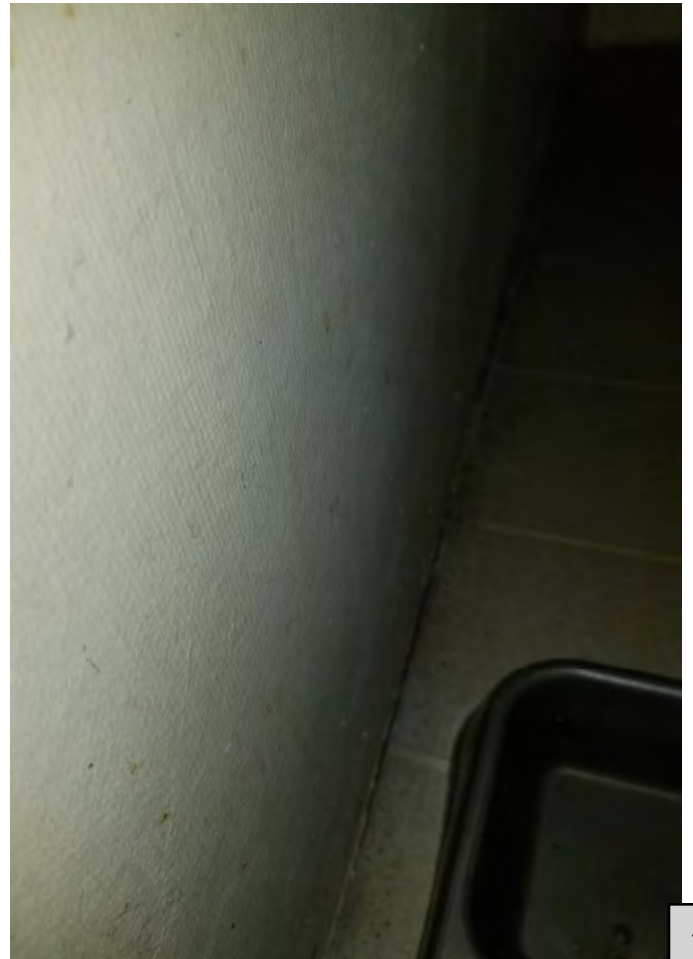


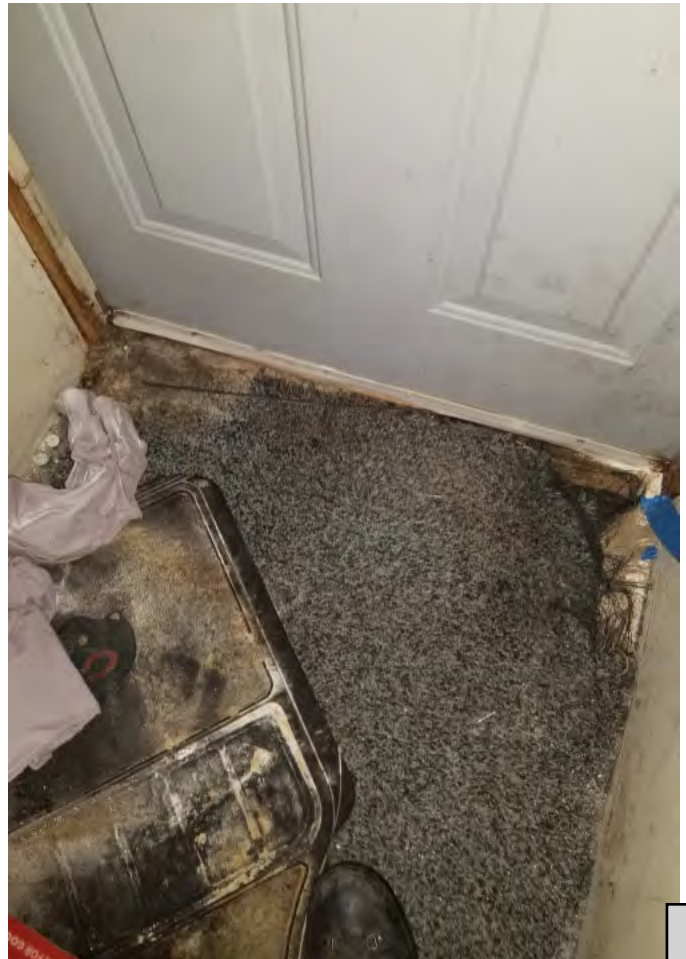
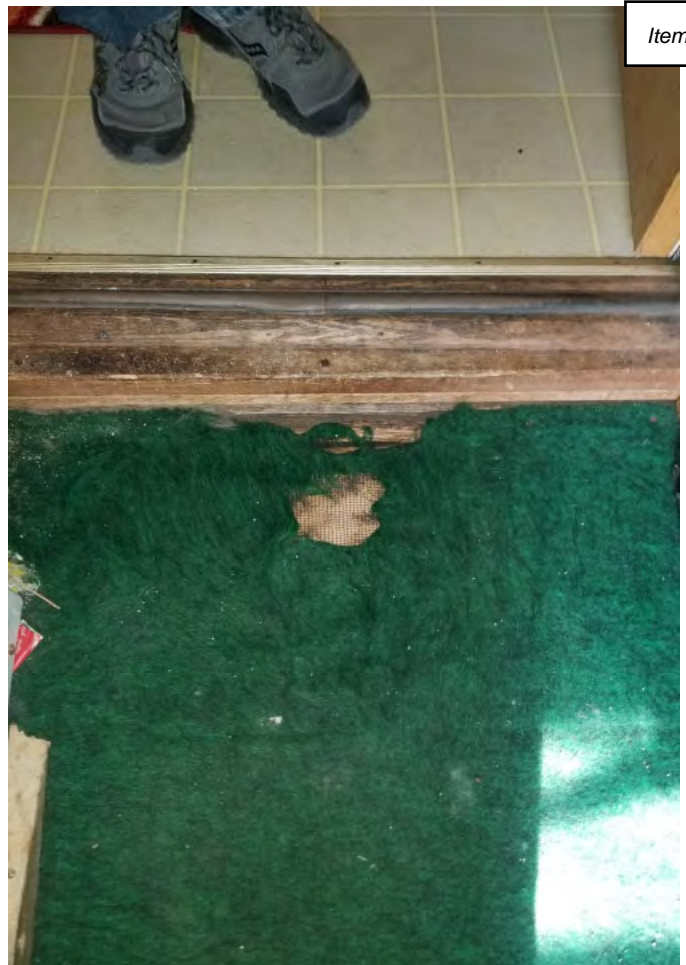


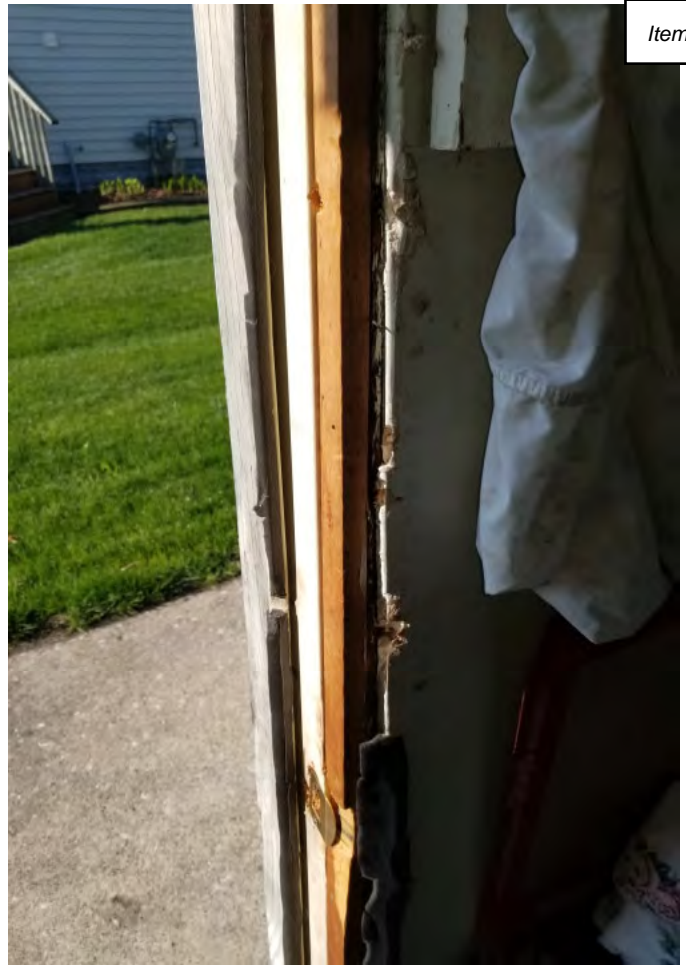




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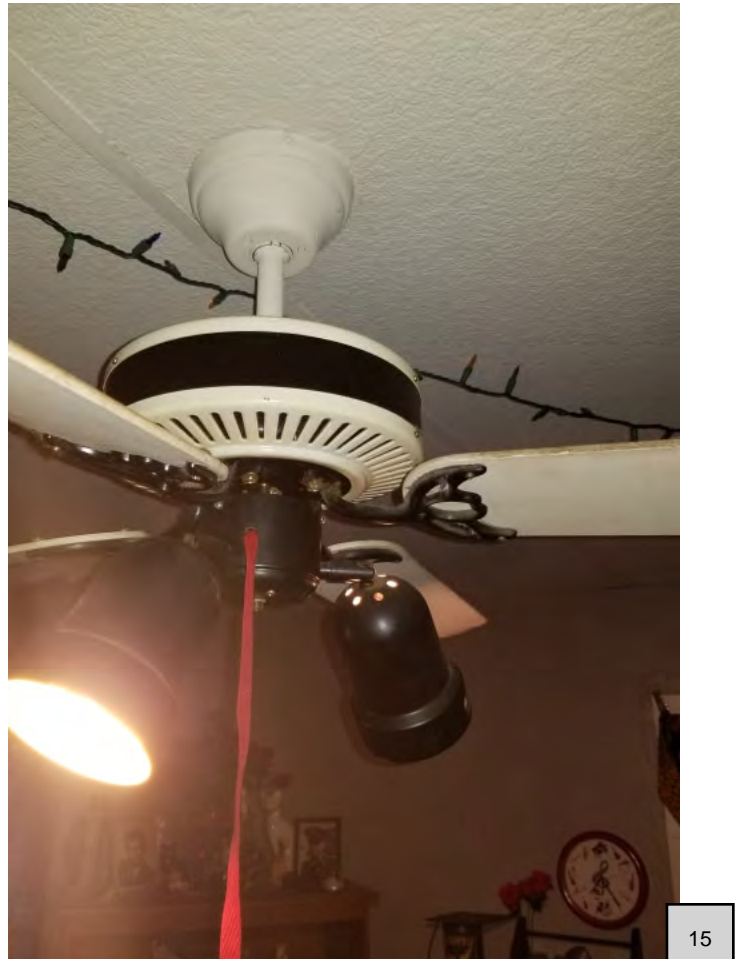
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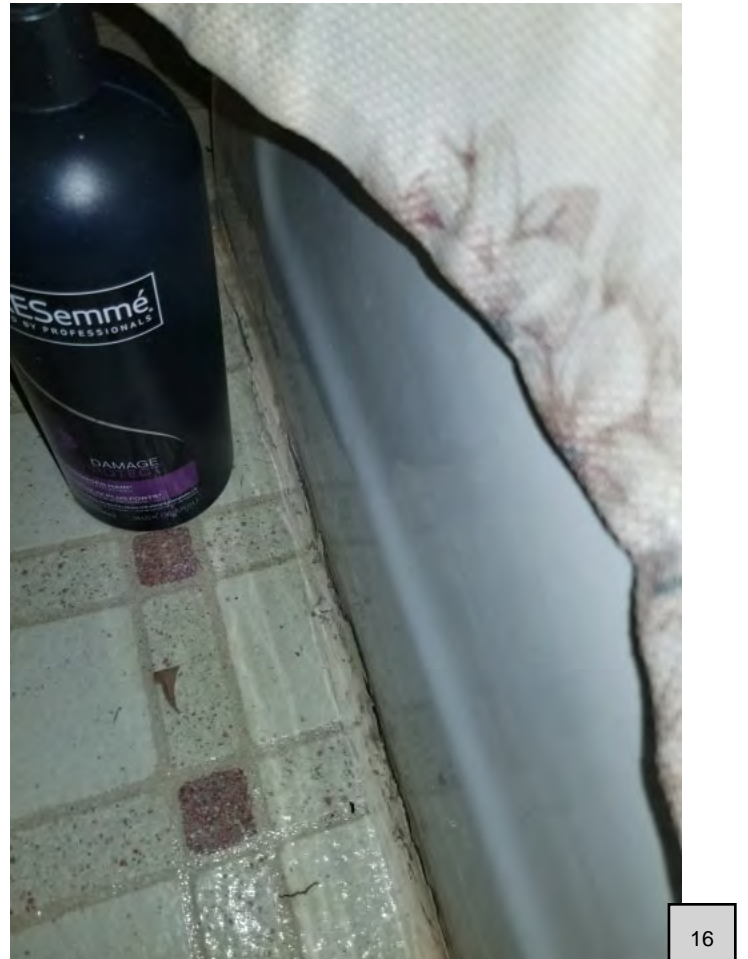
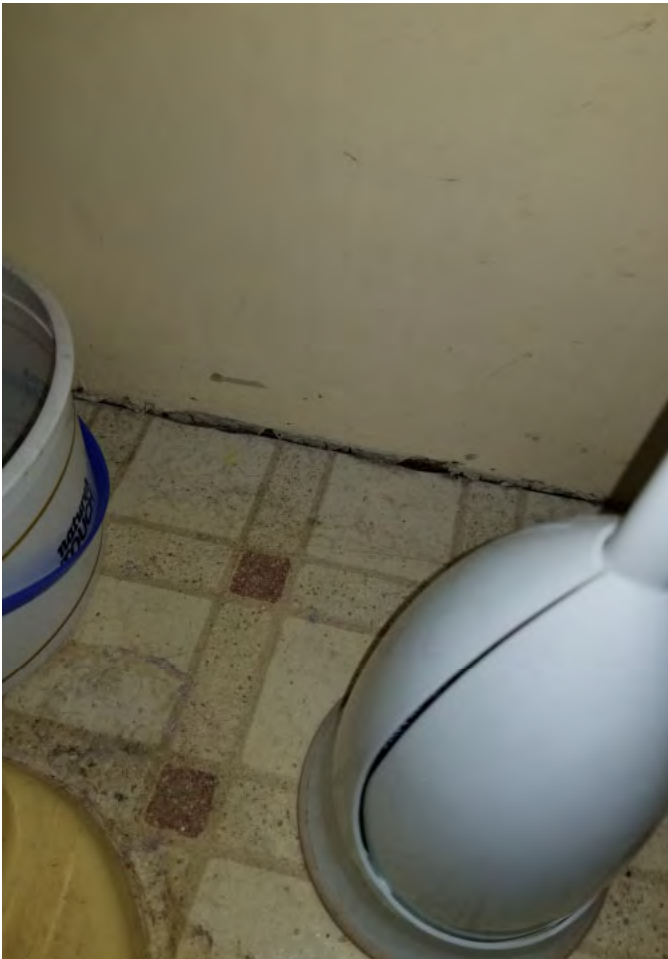
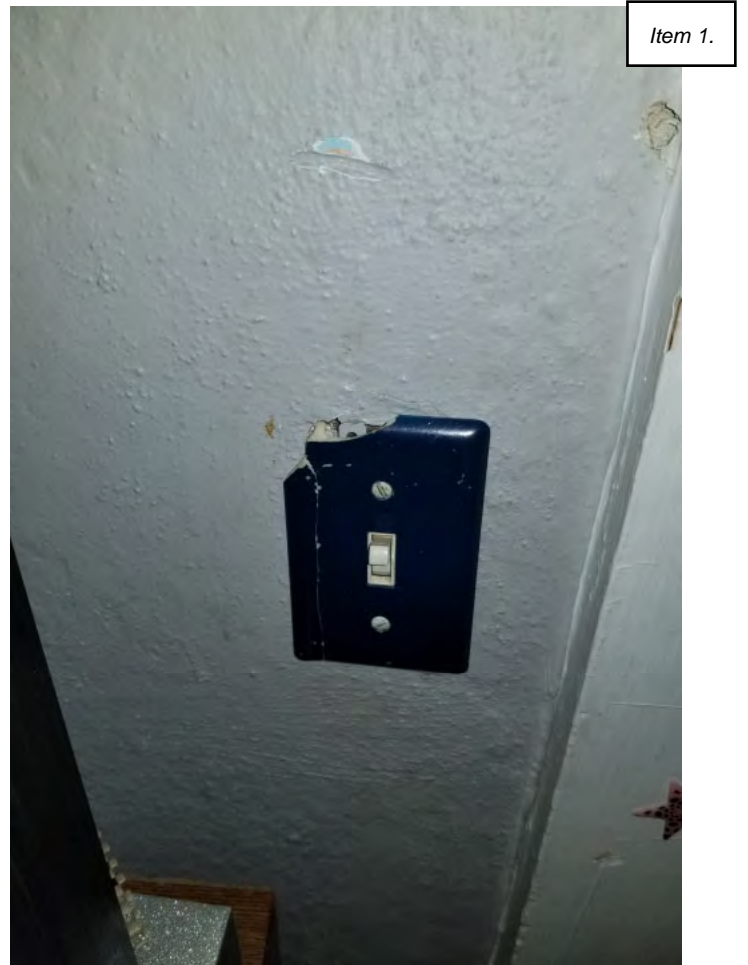




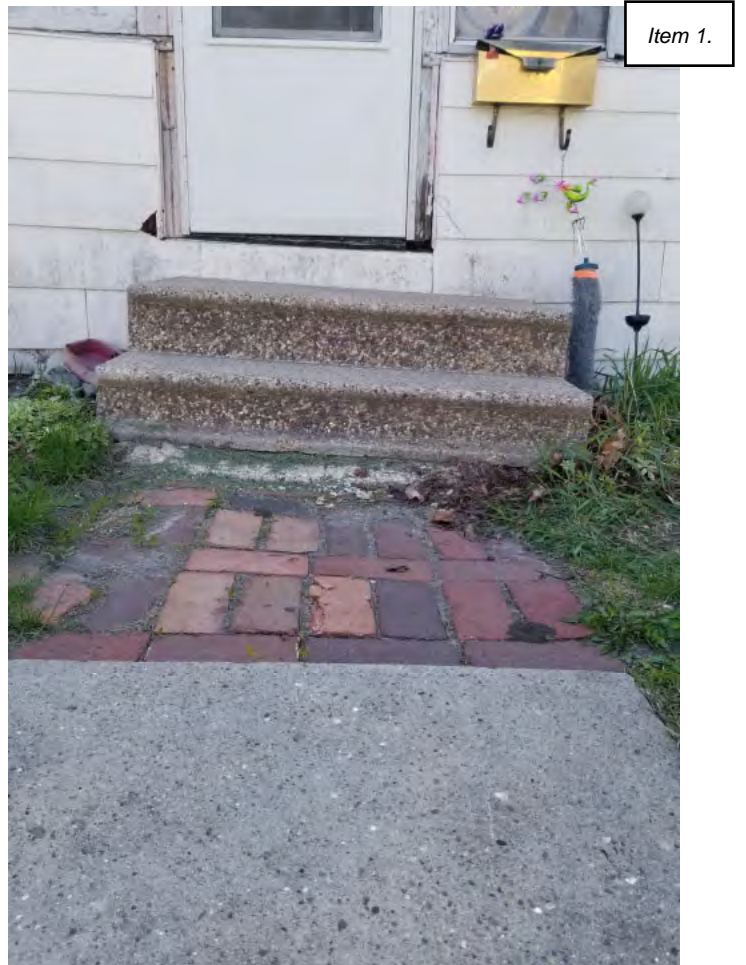


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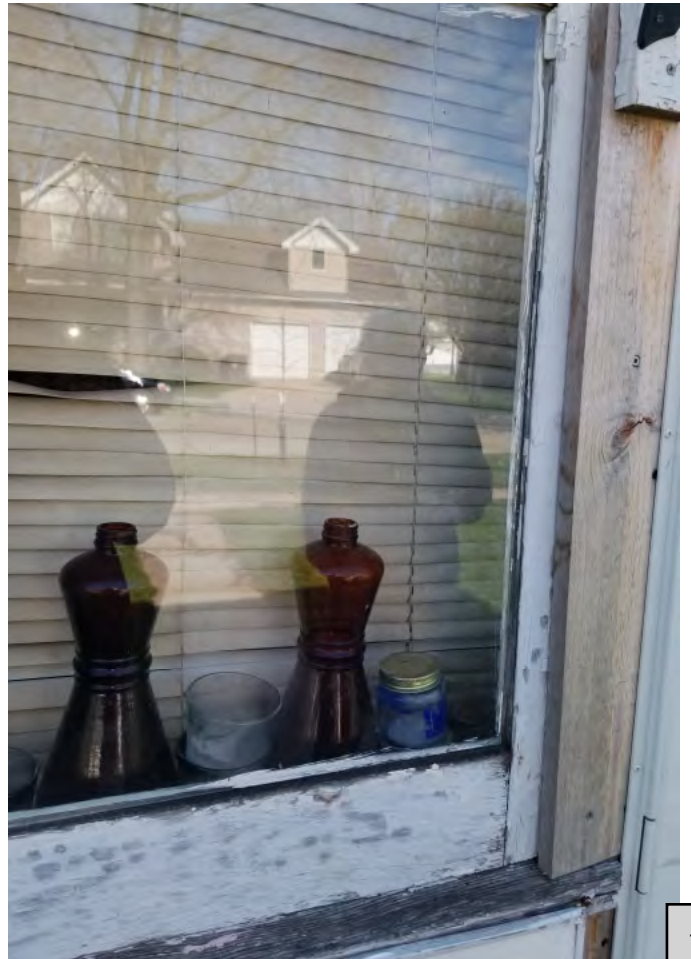






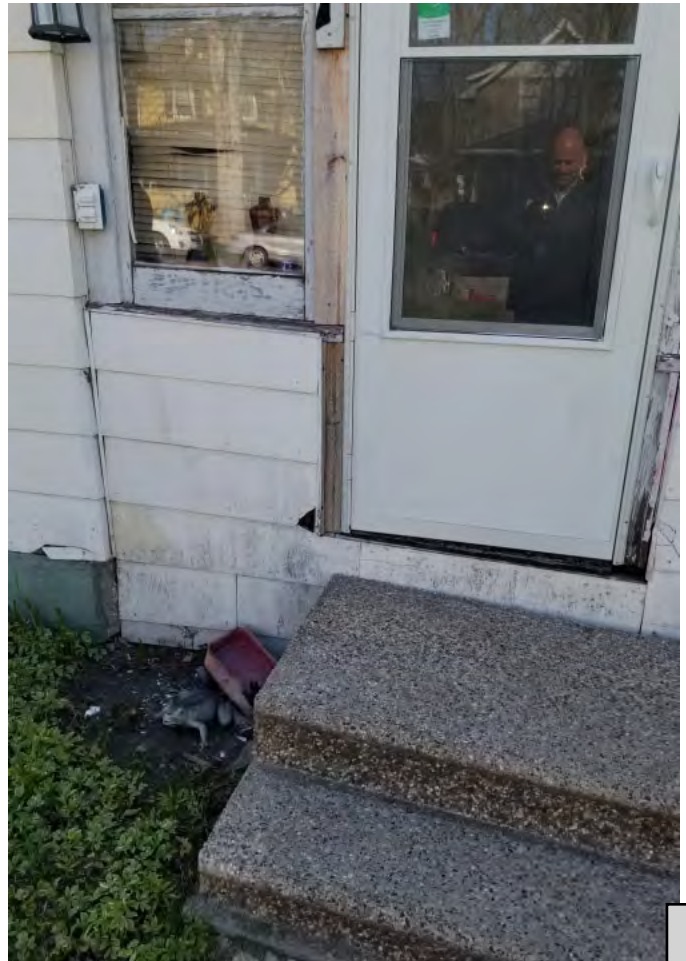


Item 1.





Item 1.





Item 1.

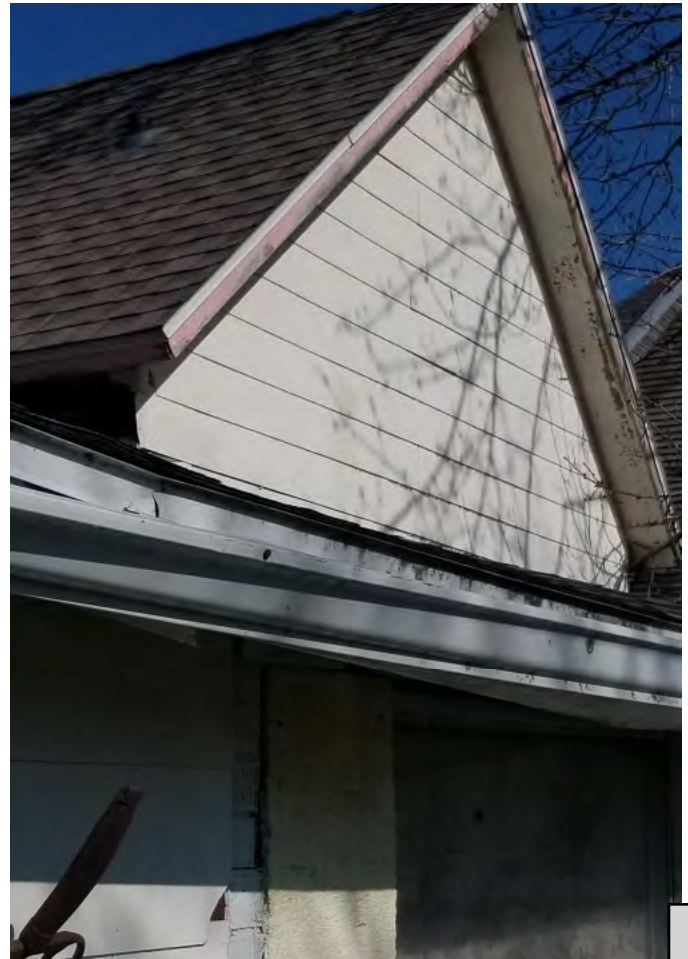


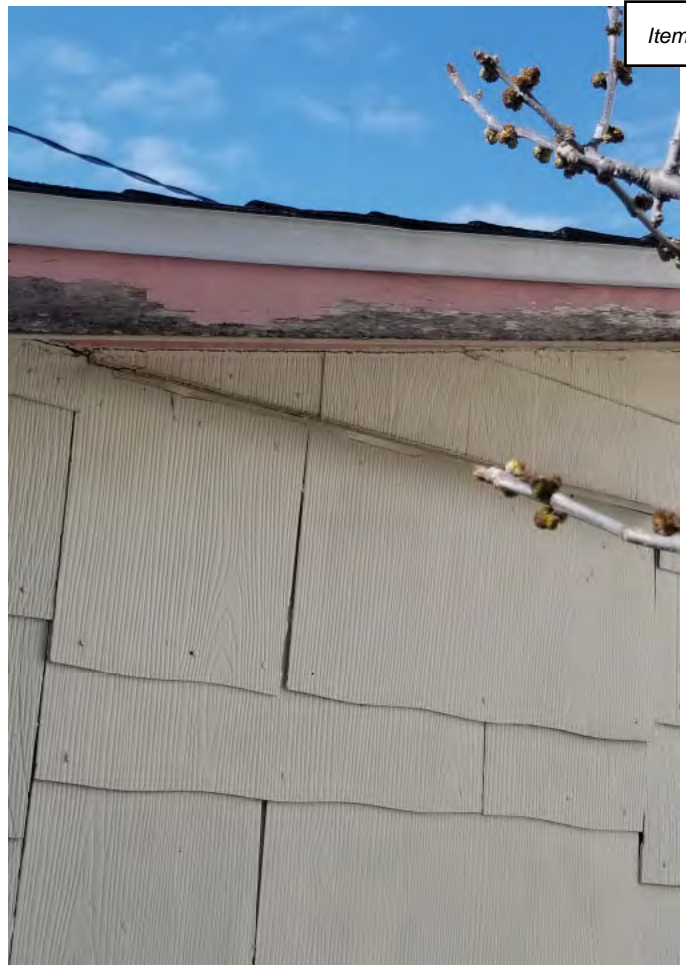




Item 1.







Item 1.









Item 1.





Item 1.



Mayor, Council and PFEED Members,

On June 25, 2021, the Community Development Department was contacted by Brandon Bush, the owner of 202 4th Ave. Brandon asked if the city was interested in taking the home and the property.

The Community Development Department scheduled an inspection of the structure. Based on the condition of the property, the dwelling was placarded as unsafe to occupy and ordered to be demolished by July 30, 2021.

This is one of many homes in the City of Oelwein that needs to be addressed to help improve neighborhoods and improve blight. The city already owns two properties to the north. If the city decides to take the property, it could be combined with the north properties, or re-surveyed and split into multiple lots for future housing. If the city decides to not accept the property, we will be facing yet another property that the owner does not have the money available to demolish the home. The city will order the home demolished, assess the cost to taxes and end up with a lot that we will maintain and not have ownership.

Please keep in mind that this was a property that was quit claim deeded to Brandon by his father on 12-22-2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Shekleton", with a long horizontal line extending to the right.

Jay Shekleton

Building Official/Zoning Administrator

City of Oelwein Community Development Department

20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862

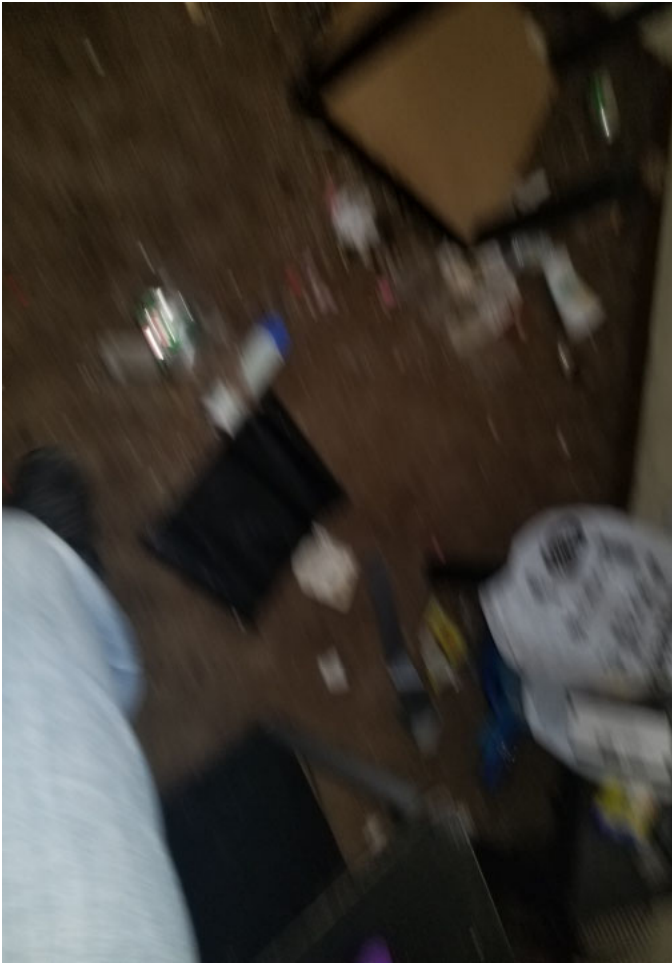
To the oelwein city council.

My name is Brandon Bush and I am the current owner of the house at 202 4th Ave NW. The house was given to me by my dad Paul Ellis when he decided to move to waverly after him and my mom separated. This ended up leaving me with two houses, 202 4th Ave and my house I live at with my fiancé 11 6th St NW. My mom ended up moving in with me since her health hasn't been the best and I didn't know how bad of shape the house was in when I decided to say yes to taking the house.

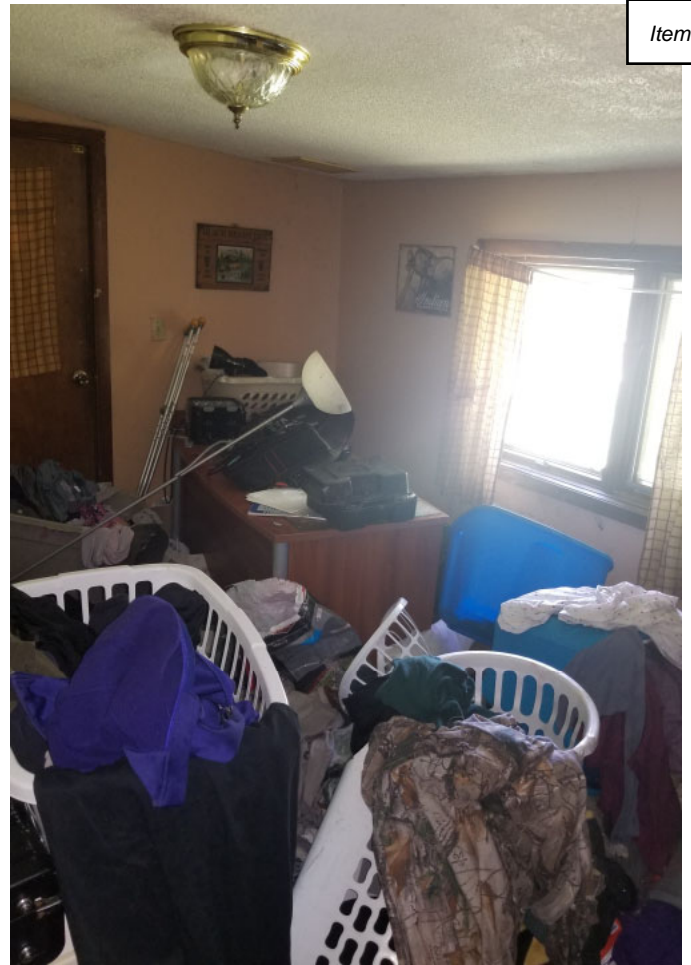
I ended up calling the city asking if they would be interested in the house and property after my fiancé and I decided that within a year or two we wish to move to cedar falls. I also found out the trials of trying to deal with two properties and realized I don't have enough time or money to deal with the house at 202 4th Ave properly. I would like to give the property to the city because I think they would take better care of the land and would have a better use for it since there is a walking trail going in next to the property.

It's sad to see my childhood home in the shape it is and I would much rather see it torn down and used for something meaningful for the city than see it in its current shape it is now. Thank you for your consideration of the situation and your time.

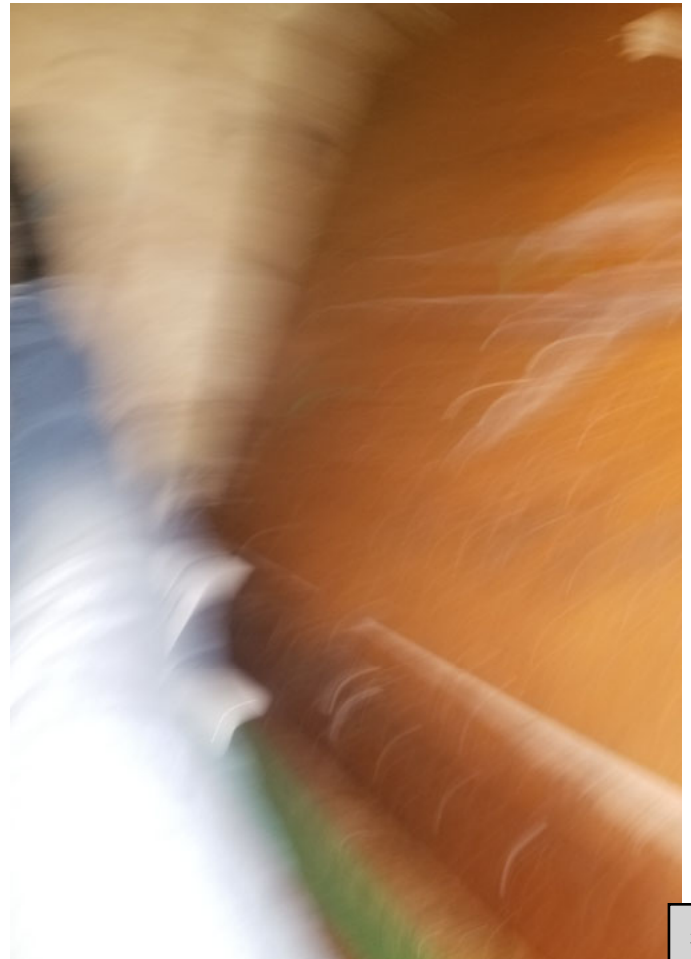
Sincerely, Brandon Bush

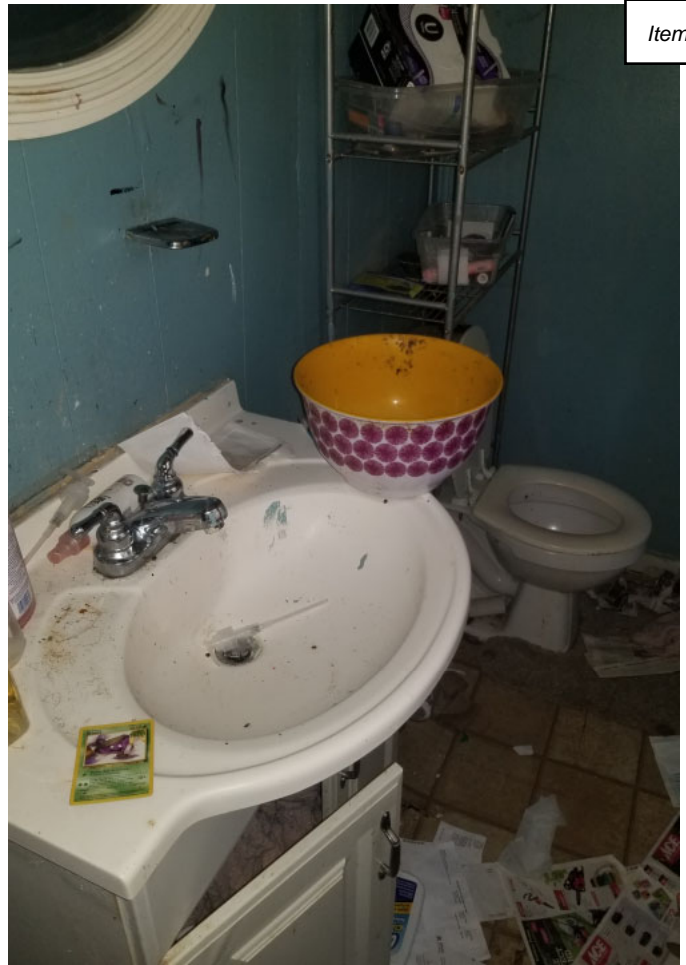




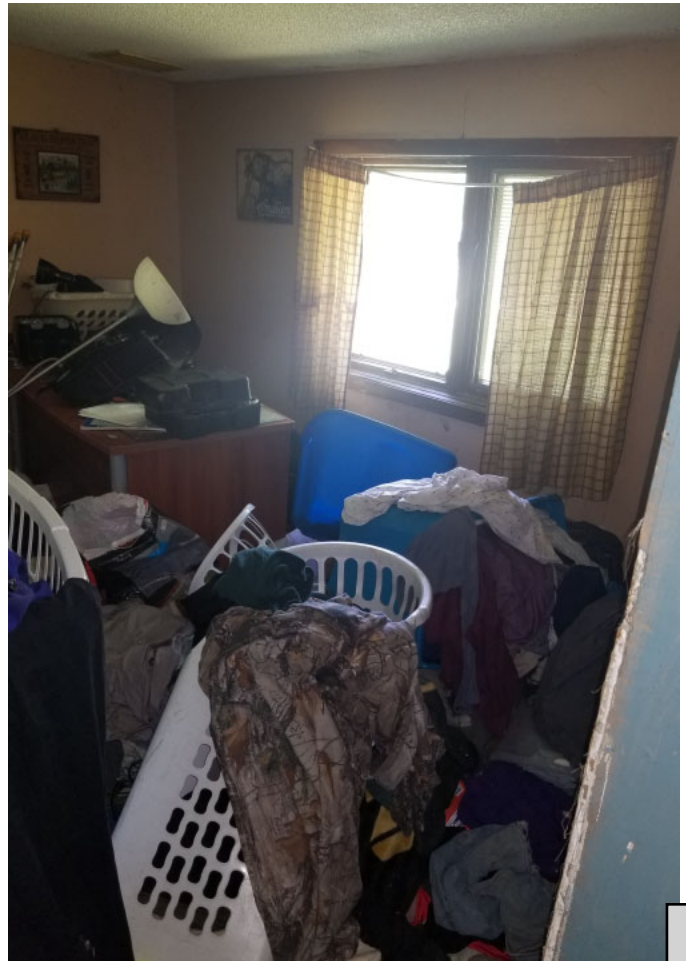


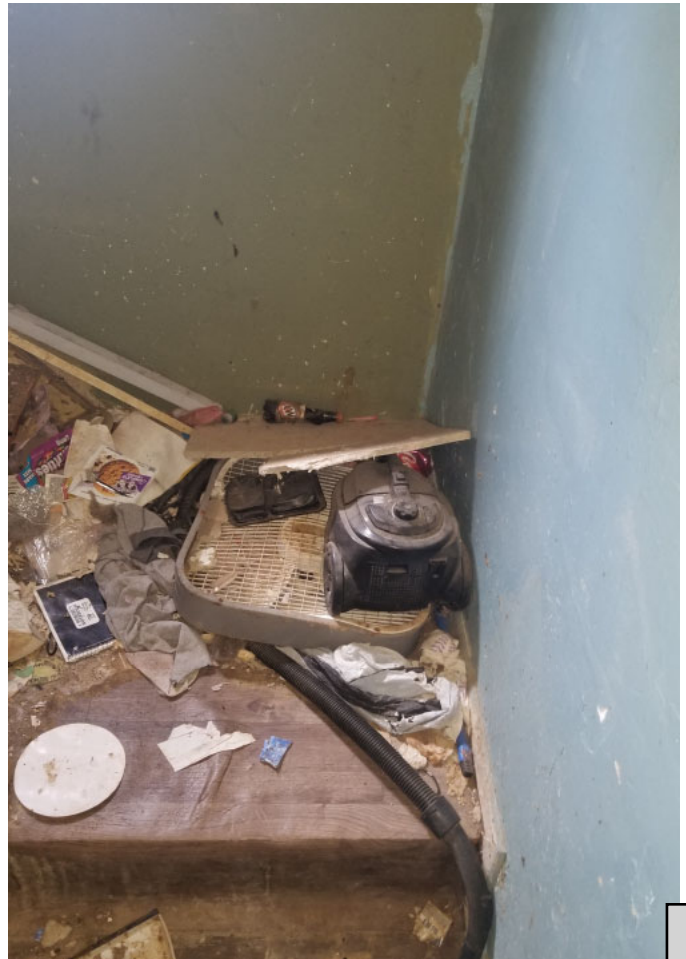
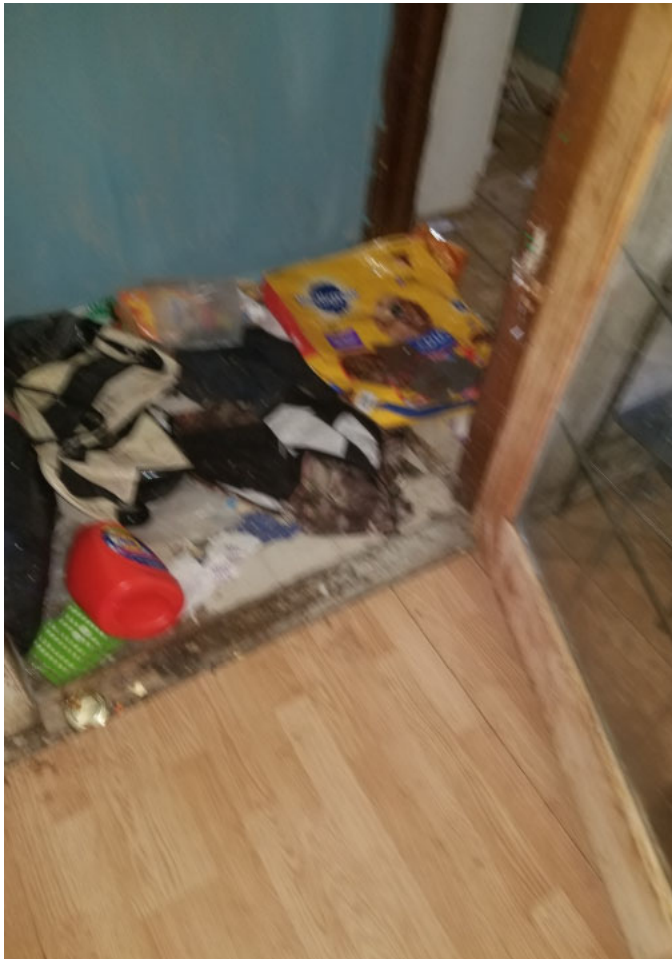
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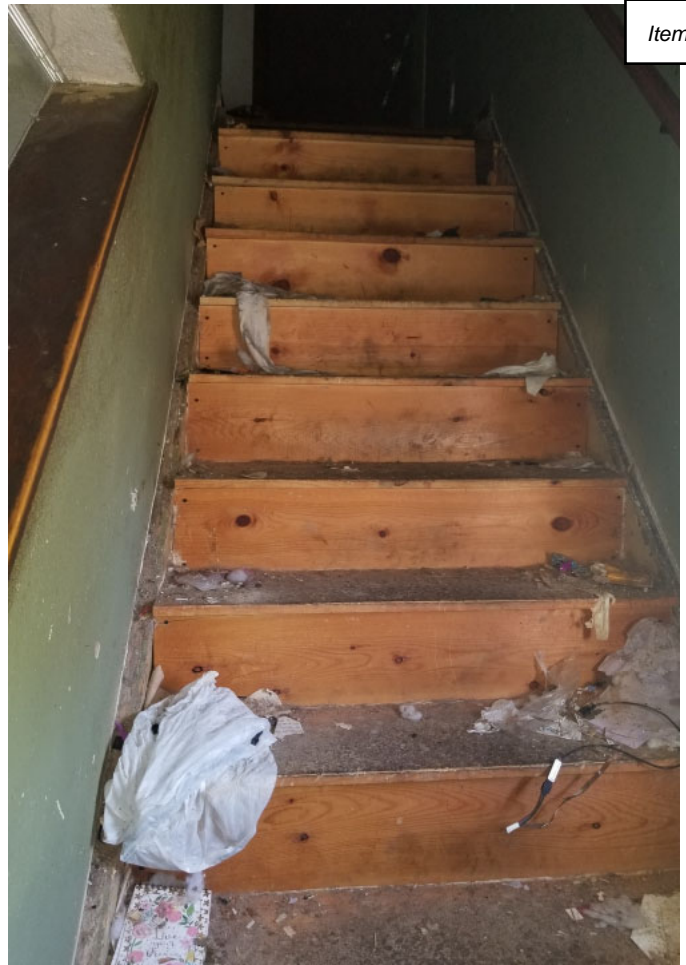




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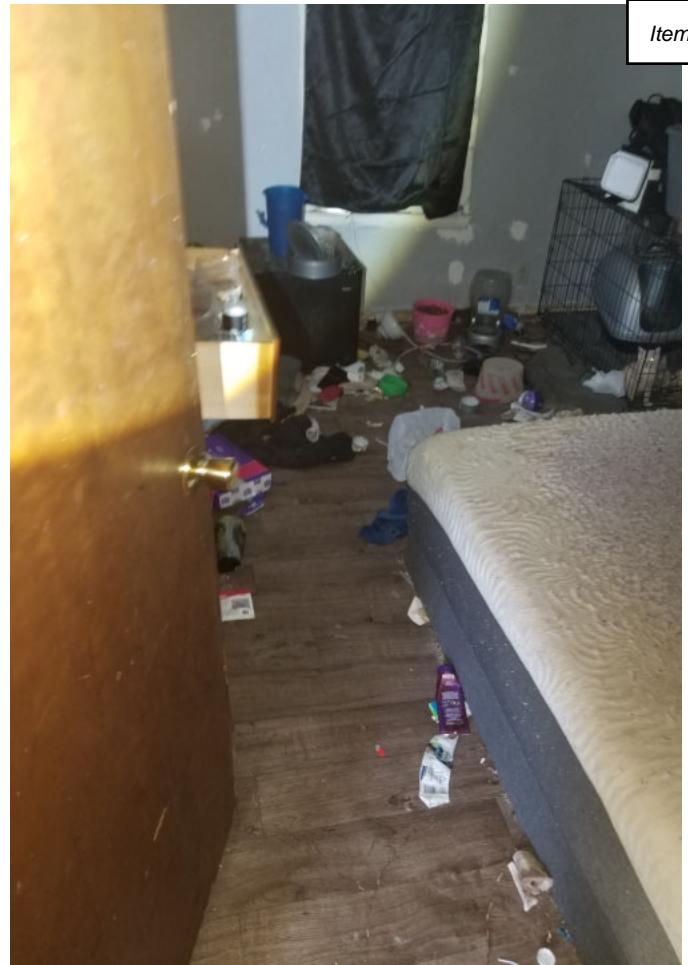




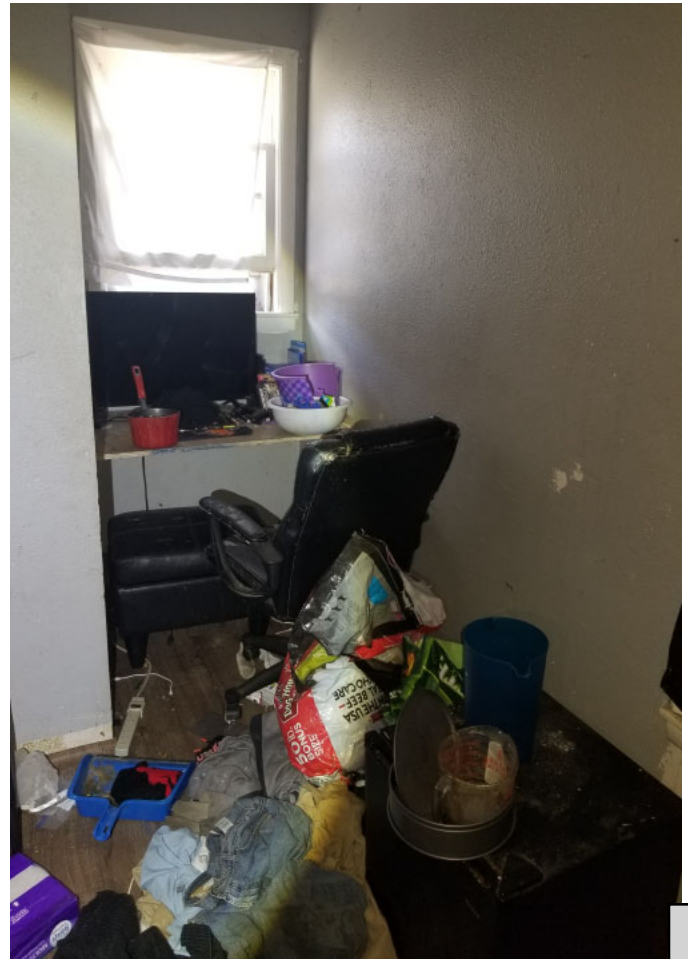


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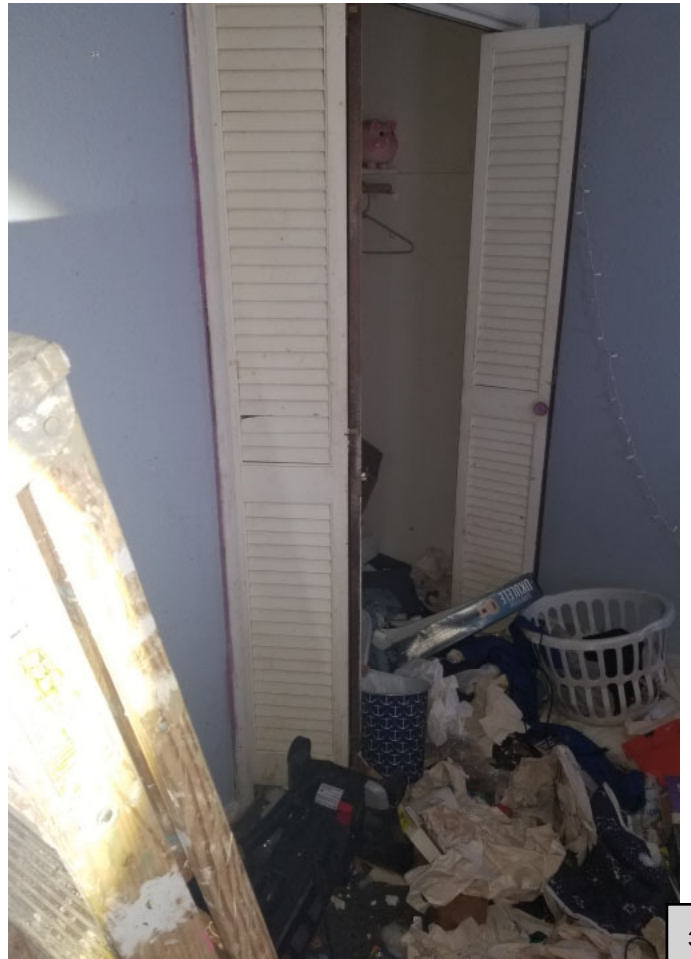


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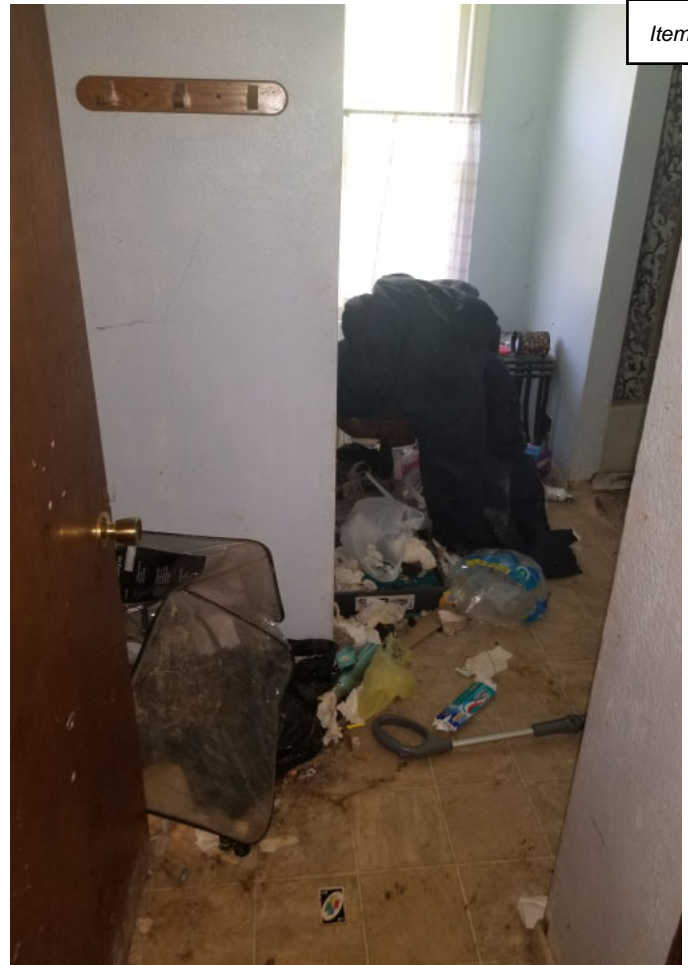




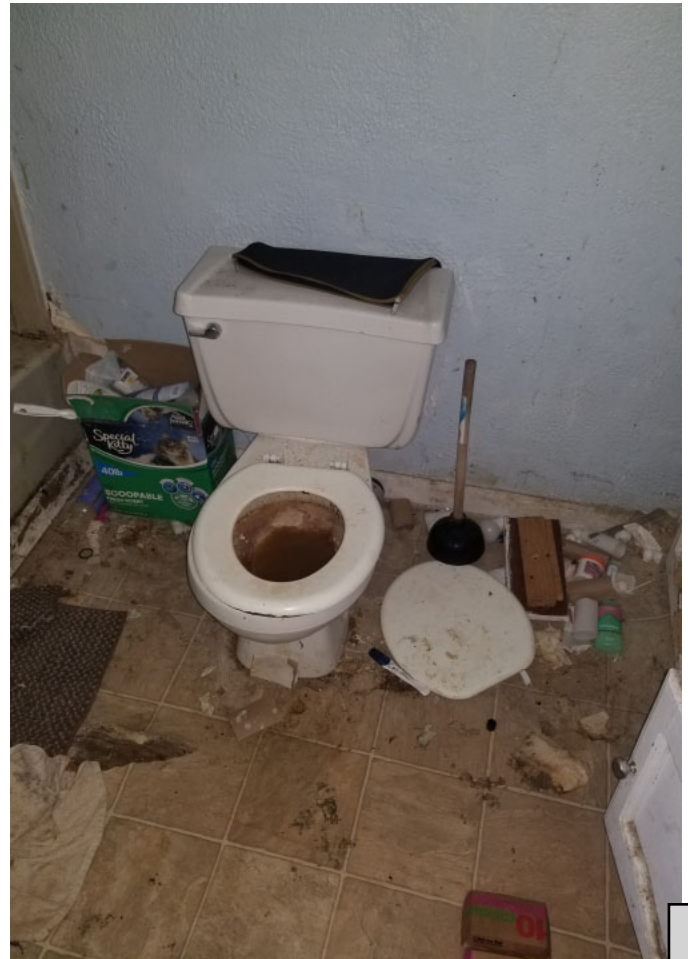
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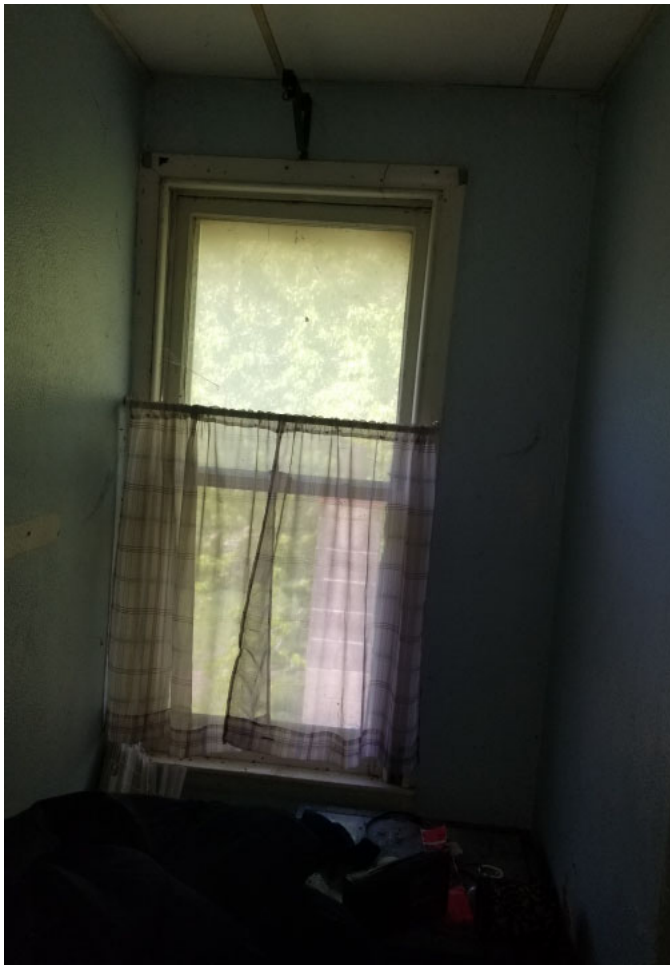






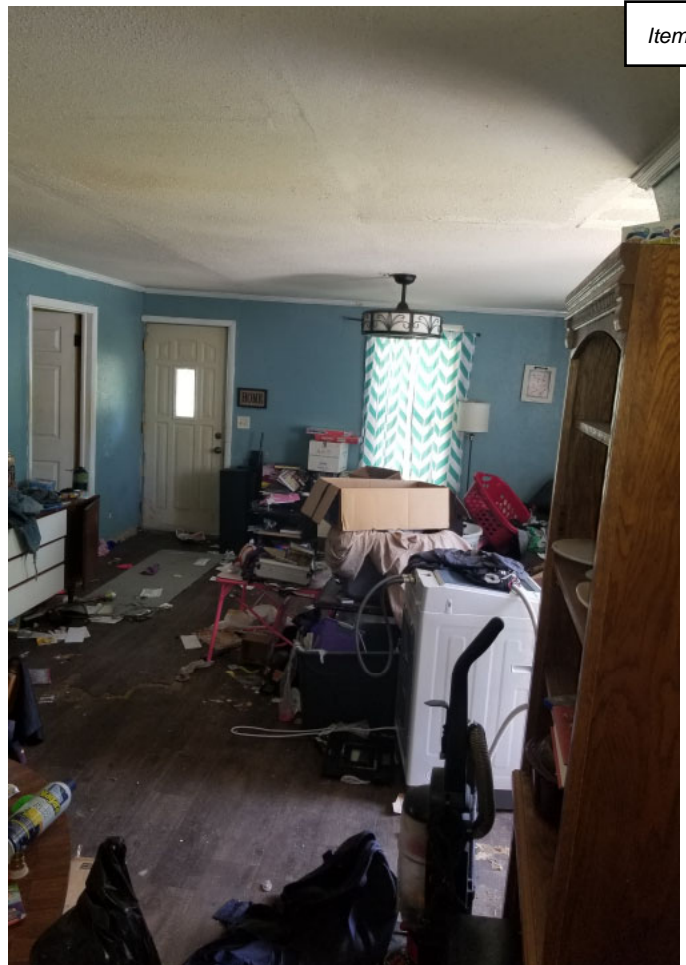
Item 2.





Item 2.







Item 2.







Item 2.





Item 2.





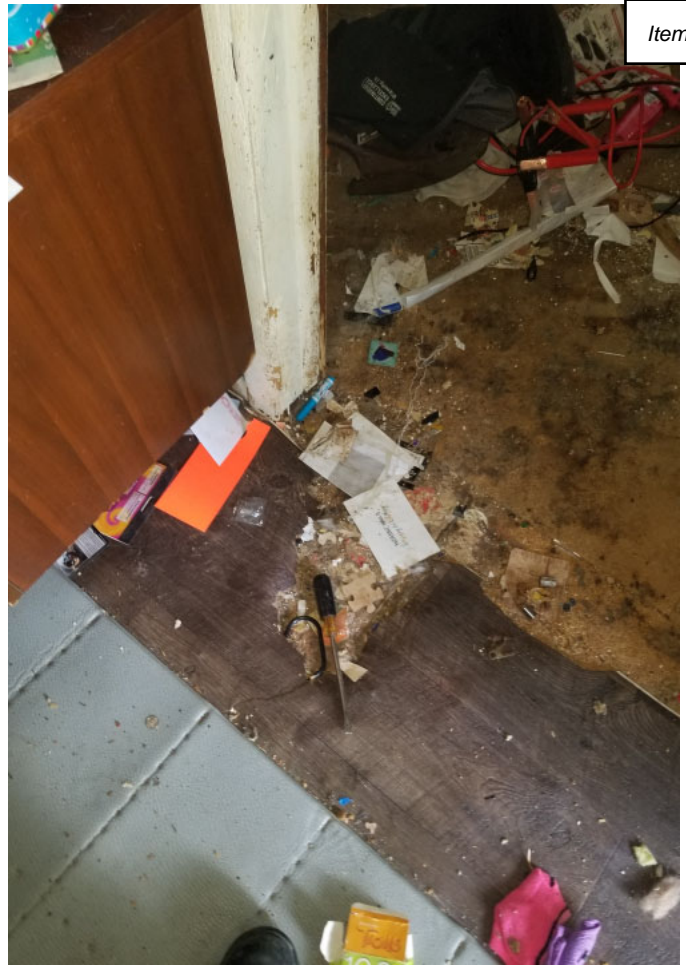




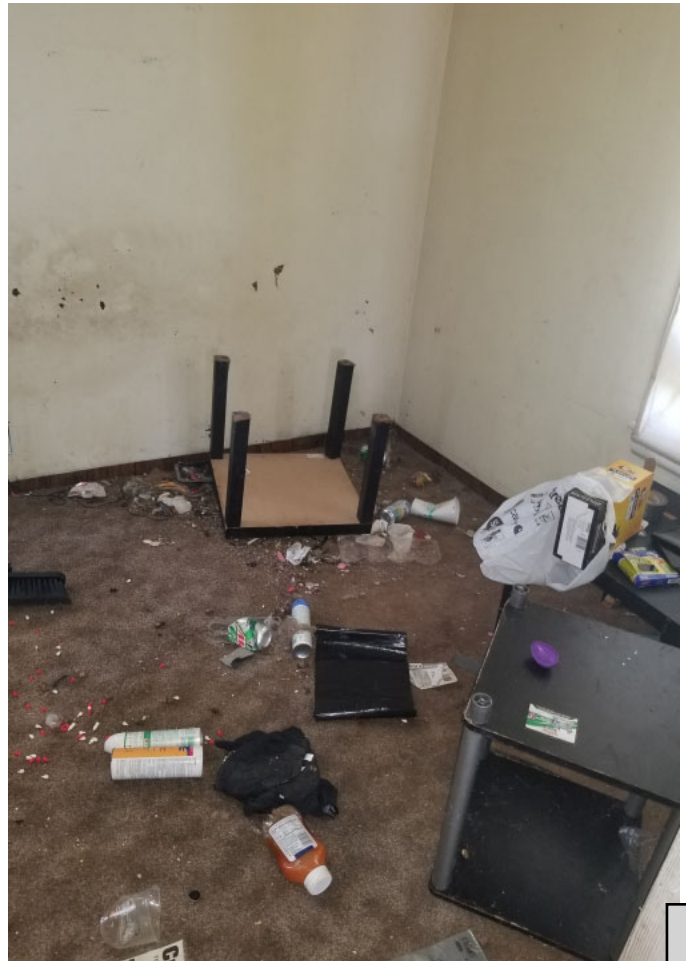








Item 2.





Mayor, Council & PFEED Members,

Aden Raber is a contractor that works locally. He has shown interest in two separate properties that are owned by the City of Oelwein. The two properties are adjacent to on another and are located at 15 & 17 5th Ave SW.

The property located at 17 5th Ave SW was a home that was abandoned. There were outstanding abatements on the property that were non-compliant. With direction from the City Administrator, the city utilized the code of Iowa, 657(A) process to acquire the property.

The property located at 15 5th Ave SW was a home with abatement and code enforcement cases. The owners of the home contacted the Community Development Department stating the condition of the home was in such poor condition, they could not justify or afford to make the repairs. This was a home that was sold to the previous owner on a contract sale. They fulfilled the contract and were able to find another home.

Aden Raber would like to purchase both properties from the City of Oelwein, He would join the two parcels, creating one. The dwelling structure and the garage at 15 5th Ave SW would be demolished, possibly utilizing the demolition assistance from the city. Aden would try to salvage any material in good enough condition to be re-used.

The property located at 17 5th Ave SW would be rehabilitated by Aden to put on the market as a single-family home. Adjoining the lot to the north would create a 100' x 150' parcel. Aden would have the opportunity to build a garage and still allow for a large yard to accommodate the remodeled home.

This is an opportunity for the city to remove a blighted property and rehabilitate a structure before it reaches an irreparable state. This would provide a single-family home instead of a structure falling into a tax sale or being purchased by an investor.

It is my recommendation as the Building Official to sell these two properties to Mr. Raber for the amount the city has invested, which is \$3,058.00. If Mr. Raber would disassemble the home at 15 5th Ave SW to salvage material, he would not be granted demolition assistance. If Mr. Raber would hire a contractor to demolish the property, then he should be granted demolition assistance. If the city agrees to the terms above, and Mr. Raber decides to hire a contractor to demolish the 15 5th Ave SW structure, he will have 60 days from closing to complete the work.

Sincerely,

Jay Shekleton

Building Official/Zoning Administrator

City of Oelwein Community Development Department

20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862



AR General Construction
19073 90th Street
Maynard, IA 50655
319-327-0399

To the City of oelwein

I ADEN RABER would like to purchase the property at 17 5th Ave SW Oelwein IOWA 50662. To take it an pretty much totally remodel the interior of the house an install siding soffit fascia an gutters an the interior would most likely be a winter project for us an have it ready for the market by spring of 2022. We would possibly build a detached garage as well depending on what we decide for a purchase agreement. An the property at 15 5th AVE SW OELWEIN IOWA 50662 I would tear down existing house an garage with possible assistance from the city for demo an join the two lots as one single family dwelling home! I CANT WAIT TO POSSIBLY PURCHASE THIS PROPERTY AN TOTALLY CHANGE THE LOOKS OF IT!!!! THANK YOU ADEN RABER.!!!

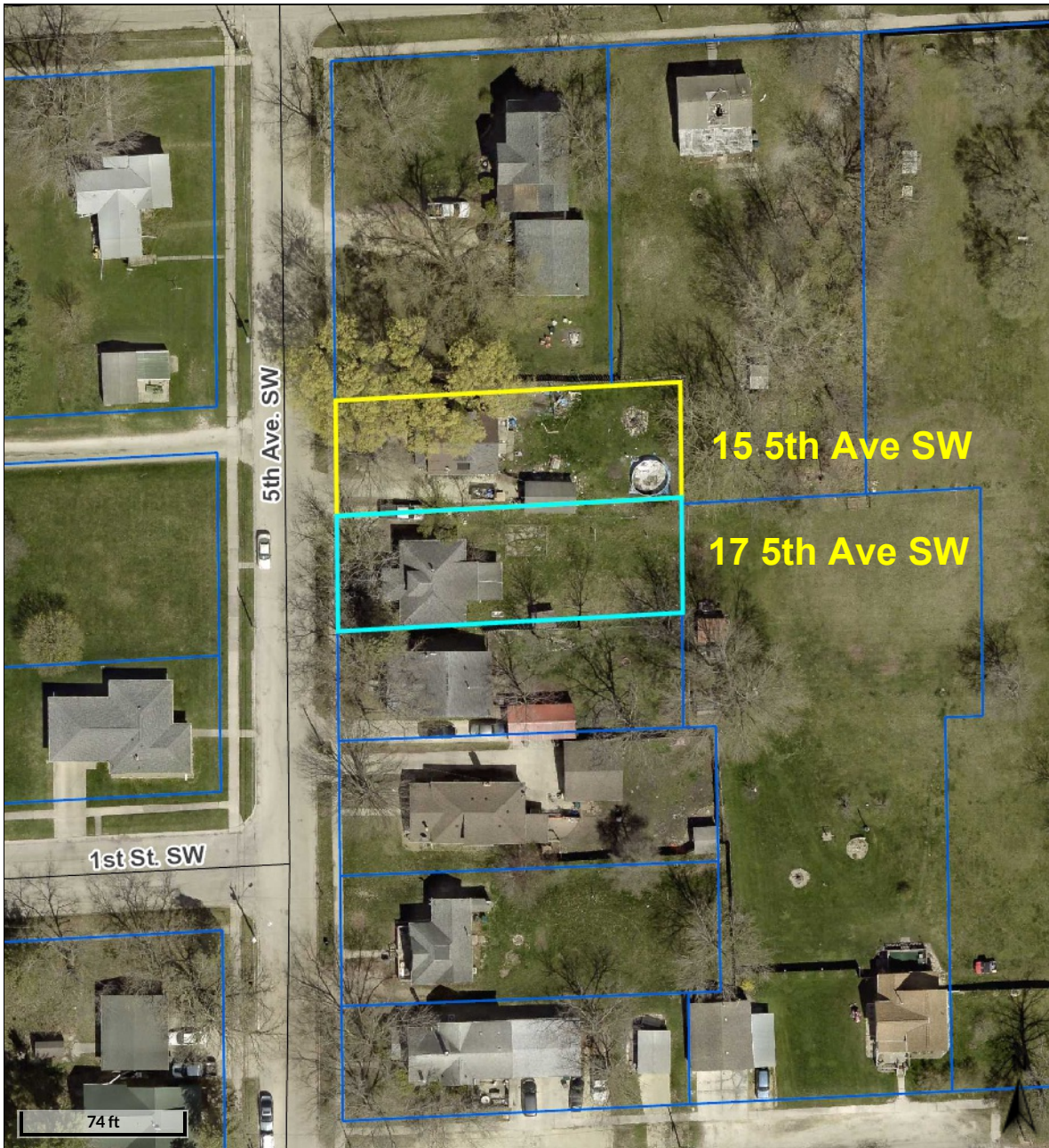


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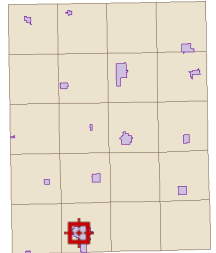
Fayette County, IA

Item 3.

15 and 17 5th Ave SW



Overview



Legend

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

Parcel ID 1821302004
Sec/Twp/Rng 21-91-9
Property Address 17 5TH AVE. SW
OELWEIN

Alternate ID n/a
Class R
Acreage n/a

Owner Address Oelwein, City Of
City Hall 20 2nd Ave. SW
Oelwein, IA 50662-

District OELWEIN OELWEIN INC
Brief Tax Description COM 230' S & 549.5'
E OF NW COR SW TH S
50' E 150' N 50' W
TO BEG

(Note: Not to be used on legal documents)