



Agenda

City Council Work Session Meeting
Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa
5:30 PM

May 11, 2026
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

Council Members: Tony Cannon, Anthony Ricchio, Lynda Payne, Jason Gearhart, Renee Cantrell

Pledge of Allegiance

Discussions

- [1.](#) iJAG Presentation.

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

Properties in Oelwein

Item 1.

Who and Why? Why Abandoned Properties

Item 1.

I am Nathan Grasso. Senior at OHS.

I took this as a chance to research and detail findings in our town, and present the findings.

Abandoned Properties are net drains. They often (are):

- Poorly Maintained before abandoned
- Dangerous to be inside/around
- Criminal Hotspots
- Drag down property values
- Provide no economic or social benefit

There are various abandoned, empty, and unused in Oelwein. Each will be assessed in comparison to a similar building near to them.

Target Property



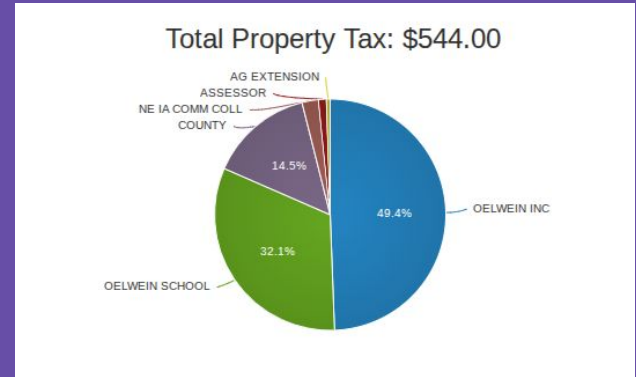
201 2nd St NW
Assessed Value: \$30,520
Taxes Due: \$545

Possible growth given
Refurbishment/rebuilding: ~15 to 20%
Average Taxes Due per the Block: \$715
10% Margin of Error: \$644-787

Model Property



213 3rd Ave NW
Assessed Value: \$42,620
Taxes Due: \$742



Where the funding goes

Target Property



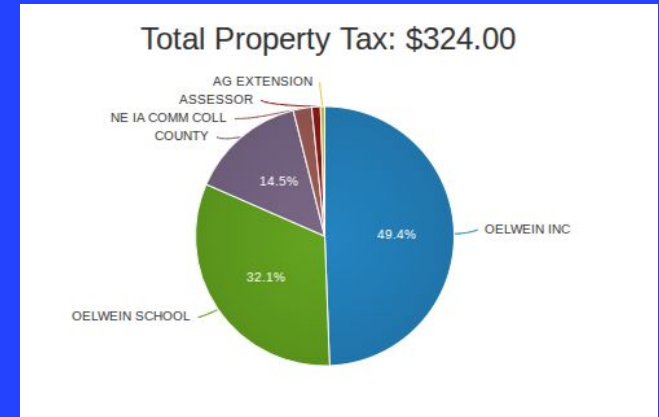
134 3rd Ave NW
Assessed Value: \$17,580
Taxes Due: \$323

Possible growth given
Refurbishment/rebuilding: +75%
Average Taxes Due per the Block: \$645
10% Margin of Error: \$589-711

Model Property



142 3rd Ave NW
Assessed Value: \$45,850
Taxes Due: \$782



Where the funding goes

Target Property



120 South Frederick
Assessed Value: \$82,040
Taxes Due: \$1372

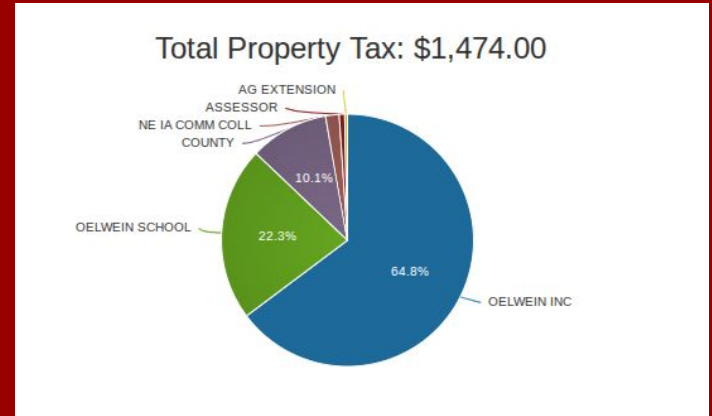
Model Property



6 South Frederick
Assessed Value: \$202,320
Taxes Due: \$2934

Possible Growth given refurbishment and occupation: 15-20%
10% Margin of Error: 1481-1810

Where the funding goes



Target Property



809 East Charles
Assessed Value: \$236,820
Taxes Due: \$4,390

Model Property



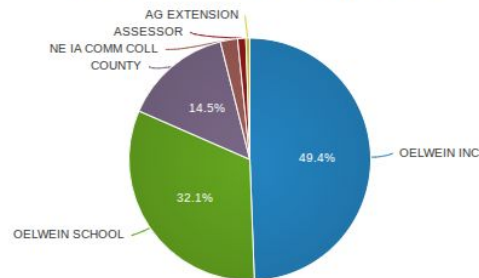
125 1st Ave SE
Assessed Value: \$485,810
Taxes Due: \$15,168

Item 1.

Undergone improvement, roughly 22% since 2024. A prime example.

Could increase further.

Total Property Tax: \$4,390.00



Where the funding goes

What would this render?

Item 1.

First Order

More funding for Oelwein and OCS

This can allow larger projects, or more feasibly, stabilize the budget for the time being. Applying this across just these properties is fairly small a change

Second Order

More People in Oelwein

This creates more consumption and investment in local businesses, along with new workers for understaffed locations

Third Order

Increased Activity

Given the increased economic activity, more people would be encouraged to move into or stay in Oelwein. This is the farthest one can reasonably predict

The Future

Possibilities

The future holds whatever possibilities we can make of it, locally or on the wider scale