



## Agenda

Planning, Finance, Enterprise, and Economic Development Committee

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

5:30 PM

October 14, 2024

Oelwein, Iowa

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**Mayor:** Brett DeVore

**Committee Members:** Matt Weber, Karen Seeders, Lynda Payne

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### Pledge of Allegiance

### Discussions

- [1.](#) Consideration of a motion providing direction Council on the demolition application for 419 East Charles Street to Roger Culbert.
- [2.](#) Consideration of a motion providing direction to Council on the demolition assistance application for 411 and 411 1/2 1st Avenue NE to Todd and Mary Bender.
- [3.](#) Consideration of a motion providing direction to Council on the demolition application for 33 5th Street NW Street to John Block.

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### 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



Policy: Demolition Assistance

Adopted by Resolution: 5296-2021

Date: September 13, 2021

The City of Oelwein wants to improve the community by removing homes that no longer provide a safe and habitable living condition for community members. To help achieve this goal, the city will provide demolition assistance to property owners in Oelwein. Demolition assistance is paid to the property owner who successfully demolishes a home and either adds to their current property or builds on the demolished property.

#### Rules of the program

- The city will fund 50 percent of the demolition with a maximum award of \$5,000 as a reimbursement
- Applicants who have received income from the property are not eligible
- Strong consideration is given to applicants who acquire an adjacent property and want to add to their existing property

The process for the award is as follows:

- The applicant must provide two demolition bids for the property
- The applicant must apply to the city via the demolition assistance application
- All homes that are applying for assistance must be inspected by the city
- Applications and completed inspections are sent to the Planning, Finance, Enterprise, and Economic Development Committee for recommendation to council
  - This committee meets as needed and as time allows
- The Committee can recommend funding, recommend denying funding, or provide a recommendation with conditions
- Once the council approves funds, the applicant then proceeds to work with their contractor on the demolition of the property
- Contractors must pull a permit for a demolition in the City of Oelwein
- Once the demolition is completed and passes the demolition inspection, the property owner submits landfill tickets and copies of paid invoices to the city
- A reimbursement check is cut to the property owner once all building permits are clear and all paperwork has been provided to the city

While the city strives to follow the above guidelines, exceptions can be made in dire circumstances. This program helps the city avoid demolishing a home and bearing all of the cost.



## 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:

419 E Charles

Applicant Name:

Roger Culbert

Owner Name:

Roger Culbert

Mailing Address:

206 E Burger St

City, State, Zip:

Hawkesville IA 52147

Phone:

319 283 0508

E-mail Address:

rogerculbert@yahoo.com

Legal Description:

Lot 15, Block 4, Paigns 3rd Addition

Application date:

8/20/24



Is the property cleaned out? If not, why?

(Attach additional page if necessary)

No, stuff left by previous owner and other building debris of no value are still present, can all be disposed during demolition

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

(Attach additional page if necessary)

Do not have finances to cover purchase and demo of structure

What is the future of this property?

Add lot to property adjacent so house already owned has a yard

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

Year awarded [redacted] Project (address of property) [redacted]

Amount awarded [redacted]

List last date the structure was continuously occupied [redacted]

List the last time this structure was served by utilities [redacted]

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
[redacted]	[redacted]
[redacted]	[redacted]

(For Official Use Only)

**Community Development Department Application Review**

Application reviewed on: [redacted]

Application reviewed by: [redacted]

Comments: [redacted]



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

Estimate

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.

Bryan Construction Inc

1302 Outer Rd  
Oelwein, IA. 50662

# Estimate

DATE	ESTIMATE NO.
8/19/2024	2427

NAME / ADDRESS
Roger Culbert 103 Echo Valley Road West Union, Iowa 52175

**Roger & Danielle Culbert**  
**206 East Burger ST**  
**Hawkeye, IA 52147**

PROJECT

DESCRIPTION	QTY	COST	TOTAL
Demolition House 419 E. Charles Oelwein, IA  1. Cap Utilities As Required By 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 Hawk County Landfill 6. Remove All Foundations, Footings And Floors Clean Fill To Minimum 4' Depth 7. Provide Clean Fill 8. Provide 4" Top Soil And Finish Grade 9. All Work To Be In Compliance With Governing Regulations 10. Tire Removal Fee Is \$30.00 Each ( Not Included ) 11. Prepare And Seed Lot \$450. ( Not Included ) 12. \$4,250 Upon Acceptance. Balance Upon Completion  The electrical service is still in place. Alliant energy will need to be contacted to disconnect it.		8,700.00	8,700.00

Proposal Valid For 30 Days

**TOTAL**

\$8,700.00

Brewer Construction, LLC  
1251 Fontana Blvd  
Hazleton, IA 50641

# Estimate

Date	Estimate #
9/5/2024	331

Name / Address
Roger Culbert

Project

Description	Qty	Cost	Total
Demo house at 419 East Charles	1	3,500.00	3,500.00
Excavation and Clean fill materials		2,500.00	2,500.00
Cover with 4 inches black dirt and seed		800.00	800.00
Permit	1	100.00	100.00
Disposal at county landfill	1	2,800.00	2,800.00
Please remit to above address.		<b>Total</b>	\$9,700.00

Customer Signature \_\_\_\_\_





































## 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:

411 + 411 1/2 1st Ave NE, Oelwein

Applicant Name:

Todd Bender + Mary Bender

Owner Name:

Todd Bender + Mary Bender

Mailing Address:

416 1st Ave NE

City, State, Zip:

Oelwein IA 50662

Phone:

319-238-2119 or 319-264-0871 Mary

E-mail Address:

tdbender@413@gmail.com

Legal Description:

Lot 70, Block 10, Wings Addition to  
Oelwein, Fayette County, Iowa

Application date:

9-13-2024



Is the property cleaned out? If not, why?

(Attach additional page if necessary)

yes

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

(Attach additional page if necessary)

See attached page

What is the future of this property?

Add it to the property next to it that I own and build a garage

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)	412 1st Ave NE, 511 2nd Ave NE 407 7th St SE Oelwein
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Amount awarded 5,000?, 5000?, 5000?

List last date the structure was continuously occupied 12-9-2020

List the last time this structure was served by utilities Winter 2022 or 2023

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
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(For Official Use Only)

Community Development Department Application Review

Application reviewed on:

Application reviewed by:

Comments:

We bought this property from Purdy Pretty Projects this last January 2024. Purdy bought this condemned property from Schaer Investments Co a year ago just to make it harder for the City of Oelwein to gain possession. I bought it from Purdy to help clean up the block and save the City time and money in the long run. Even with the City's Demolition Assistance, I will have over \$20,000 invested in this empty lot.

Todd Bender's  
Attachment to Demolition Assistance for 411 1st Ave  
Oelwein IA

Bryan Construction Inc

**Estimate** Item 2.

1302 Outer Rd  
Oelwein, IA. 50662

DATE	ESTIMATE NO.
8/30/2024	2429

<b>NAME / ADDRESS</b>
Todd Bender 416 1st Ave. NE Oelwein, IA 50662

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
Demolition House 411 1st Ave NE Oelwein  1. Cap Utilities As Required By City 2. Provide City Of Oelwein Building Permit 3. Demolish House 4. Transport / Disposal Of House And Contents At Black Hawk County Landfill 5. Remove All Floors, Foundations And Footings 6. Provide Clean Fill, 4" Top Soil, Finish Grade, Seed & Fertilize 6. All Work To Be In Compliance With Governing Regulations  Upon receipt of full payment, a paid invoice and scale tickets will be submitted to The City for your cost sharing reimbursement.		14,500.00	14,500.00
Proposal Valid For 30 Days		<b>TOTAL</b>	<b>\$14,500.00</b>





Mätt Construction Inc.  
203 Y. Ave.  
Sumner, IA 50674

Estimate Item 2.

Date	Estimate #
9/12/2024	2024084

Phone #	Fax #
563-578-8418	563-578-5791
Email	
MattConstructionInc@gmail.com	

Customer
Mary Bender 416 1st Ave NE Oelwein, IA 50662

Project Description and Specifications	Amount
Location: 411 & 411 1/2 1st Ave. NE, Oelwein, IA Residential Demolition of Structure Included in Quote *Primary Home structure removed *Foundation, floor, walls *Entry, North side, Back sidewalk removed *Precast step and slab removed *Front shrubs and tree, 2 dead elms. 1 alive tree along south lot/ fence, 1 stump along south lot line *Fill in basement *Final grading and seeding Value of	19,500.00
<b>Total</b>	<b>\$19,500.00</b>

The above price, specifications and conditions are satisfactory. You are authorized to do the work.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

























### DEMOLITION ASSISTANCE APPLICATION

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### PROJECT INFORMATION

Address of Property to be Demolished:	33 5th St NW, Oelwein, IA, 50662
Applicant Name:	Michelle M. Fullenkamp, POA for John E. Block
Owner Name:	John. E. Block
Mailing Address:	Michelle Fullenkamp: 216 Broadmore Rd NW, Cedar Rapids, IA 52405
City, State, Zip:	John E. Block: HallMar Village, 8900 C Ave NE, Marion, IA, 52302
Phone:	Michelle Fullenkamp: 319-541-5519/ John E. Block: 319-440-1044
E-mail Address:	fullenkampmm@gmail.com
Legal Description:	Garage
Application date:	10/3/2024



Is the property cleaned out? If not, why?

(Attach additional page if necessary)

My Dad has been storing some furniture and appliances in the garage, intending to keep them safe for future use. He does not understand the extent of the dilapidation of the building or that the contents are not salvageable. Everything in the garage will need to be disposed of due to water damage, mold and mildew. There are cans of paint and petroleum from when he was a salesman for a petroleum company in the 1980's that need to be disposed of as well.

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

(Attach additional page if necessary)

My Dad has recently been diagnosed with alzheimer's disease and is now living in an assisted living facility. His memory has been declining for some time, but his primary care provider refused to refer him for evaluation by a specialist because he passed certain screening tests and Dad believed he was fine. Because of this, the disease went undiagnosed until the fire in his residence on May 14, 2024 exposed his inability to manage his property and finances. Unfortunately, because of his delusions from the alzheimer's dementia, Dad made unwise financial decisions, donating the majority of his income to missionaries until he retired from preaching in Oct. 2021, and what he has left will be needed for his care.

What is the future of this property?

My siblings and I intend to sell the plot and use any proceeds to pay for Dad's care.

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

Year awarded unknown Project (address of property) The house on this property was previously torn down during 2019 after my Mom passed away.

Amount awarded My Dad does not remember the details of how or when he arranged for the house was torn down. We do not have access to Dad's records because of the fire in his residence.

List last date the structure was continuously occupied The house was last occupied in 2008. No one has lived in the garage.

List the last time this structure was served by utilities The utilities were probably turned off to the garage at the time the house was torn down.

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
[Redacted]	[Redacted]
[Redacted]	[Redacted]

(For Official Use Only)

**Community Development Department Application Review**

Application reviewed on: [Redacted]

Application reviewed by: [Redacted]

Comments: [Redacted]



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

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Mätt Construction Inc.  
203 Y. Ave.  
Sumner, IA 50674

# Estimate

Date	Estimate #
9/12/2024	2024083

Phone #	Fax #
563-578-8418	563-578-5791
Email	
MattConstructionInc@gmail.com	

Customer
John Block Michelle Fullenkemp

Project Description and Specifications	Amount
Quote for demolition of garage, volunteer trees and shrubs, concrete at 33 5th St., N.W., Oelwein, IA Includes: *Removal of Garage structure *Removal of Garage slab, rat footings *Removal of driveway slab down to curb sidewalk across the front *Removal approximately a 40' x 50' area of trash shrubs, small trees - north of garage *Final grading and seeding  Value of	6,800.00
<b>Total</b>	<b>\$6,800.00</b>

The above price, specifications and conditions are satisfactory. You are authorized to do the work.

\_\_\_\_\_  
 Signature Date





# Job Estimate Form

**AR General Construction**  
**11631 P Ave**  
**Maynard, IA 50655**  
**319-327-0399**

Phone: 319-541-5519

Date: 10/02/2024

Job Location: John Block  
33 5<sup>th</sup> St NW  
Oelwein, IA 50662

## JOB DESCRIPTION

Tear down existing garage and concrete slab that sits on. Remove all the concrete all the way down to the sidewalk and dispose of it all. Remove and dispose of all the small brush, bushes behind the garage and small portion of the fencing. Bring in topsoil as needed and reseed it all with grass seed.  
Labor and Disposal Quote

**Thank you,**

It is solely based on our evaluation and does not include the Material price increases or additional labor and or materials. That may be needed should unforeseen problems or Adverse weather developing following the start of the job. This estimate is good for 30 days.

**Estimate Job Cost: \$7,600.00**

**Estimated By: Aden Raber**



















