



## Agenda

Planning, Finance, Enterprise, and Economic Development Committee

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

5:30 PM

November 25, 2024

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 for the proposed sale of 124 7th Ave NW, Parcel No. 1820281004, and the previously vacated alley adjacent to the parcels to Hunter Woodward in the amount of \$2,000.00.
2. Consideration of a motion providing direction to Council on the demolition assistance application to Joel and Diane Hall for 1102 1st Avenue SE in the amount of \$5,000.00.
3. Consideration of a motion providing direction to Council on the sale of 311 East Charles.

---

### 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

# Offer to Purchase City Properties



To purchase City-owned real estate, completely fill out this form. The timeline is usually about 45 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/accepted bid, plus \$20 for the recording fee.

124 7th Ave NW

1820281010/1820281004

**Property Address**

**Property Parcel Number**

Hunter Woodward

**Buyer's or Buyers' Name**

12 11th Ave SW, Oelwein Ia 50662

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

woodwardh2023@gmail.com

319-238-0283

**Buyer's or Buyers' Email Address**

**Buyer's or Buyers' Phone**

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

**Buyer Representative Name and Contact Information**

HW  
**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.

currently purchasing the property at 126 7th Ave NW from another seller. I close on 11/15/24, this will also include the lot west of the house. Would like t See official offer completed by buyer attached.

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,020 per lot).

Hunter Woodward

**Buyer Printed Name (As will appear on deed)**

**Buyer Printed Name (As will appear on deed)**

See attached

**Buyer Signature**

**Date**

**Buyer Signature**

**Date**

**Buyers' Legal Relationship to Each Other**

November 7, 2024

City of Oelwein, IA

I am currently purchasing the property at 126 7th Ave NW, closing date of 11-15-24. This will also include the lot directly west of the house.

I would like to purchase from the City the city owned property of 124 7th Ave NW to include:

Parcel ID 1820281010 Lot 5 Blk 2 Smith Bros 2nd Add & 10' vac alley  
Adj on W

Parcel ID 1820281004 Lot 16 Blk 2 Smith Bros 2nd Add & 10' vac alley  
Adj on E

This transaction will also include the city owned vac alley at 126 7th Ave NW between Parcel ID 1820281011 Lot 4 Blk 2 Smith Bros 2nd Add and Parcel ID 1820281003 Lot 17 Blk 2 Smith Bros 2nd Add

I would like to purchase these two lots including the vac alley for \$1000 each for a total of \$2000.

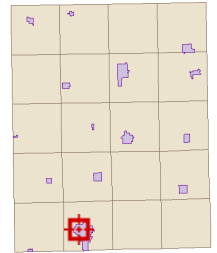
Thank You




Hunter Woodward  
319-238-0283  
12 11th Ave SW  
Oelwein IA



Overview



Legend

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

**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: 11/15/2024  
 Last Data Uploaded: 11/15/2024 3:45:23 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL



## 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: 1102 15<sup>th</sup> AVE SE Oelwein, Iowa

Applicant Name: Oelwein Elevator Company

Owner Name: Joel and Diane Hall

Mailing Address: 305 9th Street SW

City, State, Zip: Oelwein, Iowa 50662

Phone: 319-283-3770 / cell 319-231-5161

E-mail Address: halljoel and diane@gmail.com

Legal Description: Lots 34 to 39 BIK 3 and Vac Alley  
Adj. Lots 13, 14, 15 Block 2, Lot 54 Ex N  
30<sup>th</sup> and 16<sup>th</sup> 55 BIK 5 Millers ADD

Application date: 11-8-24

Is the property cleaned out? If not, why?

(Attach additional page if necessary)

Partially - balance will be cleaned up and removed as part of the demolition process.

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

(Attach additional page if necessary)

It is an extremely expensive process because of the many structures included - ie large bins, grain leg, cement foundations etc, and a large financial burden

What is the future of this property?

We hope to sell the property as we have no intentions of using it for further development due to our age.

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 business closed 12/31/2022

List the last time this structure was served by utilities Currently has electricity

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**

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.

## Paul Michels Trucking ESTIMATE

To: Joel Hall--Oelwein Elevator Co.

Date: October 26, 2024

### DESCRIPTION

Demolition Oelwein Elevator Co.1102 1st Avenue SE, Oelwein, Iowa 50662

1. Cap Utilities as Required by City
2. Provide City of Oelwein Proper Permit
3. Demolish All Structures
4. Transport/Disposal of Structures and Contents
5. Remove Foundations and Provide Clean Fill to Minimum of 4' Depth
6. All Work to Be in Compliance with Governing Regulations

Upon receipt of full payment, a paid invoice will be submitted to the City for your cost sharing reimbursement.

Cost:35,000

Total: 35,000



lots 138 and 139 BJK 12  
and 10' ADJ on S STICKNEYS  
ADD

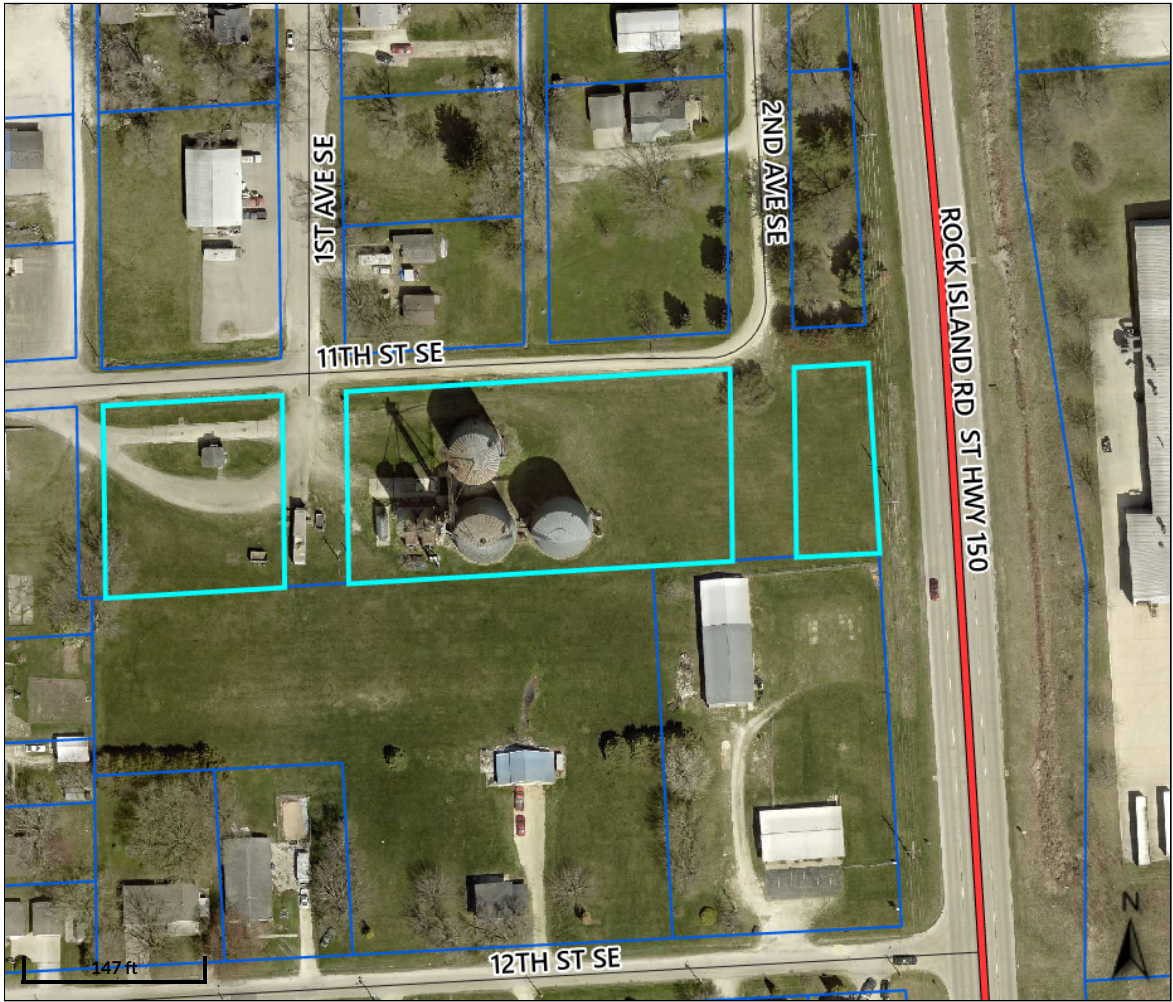
Location 820 3rd Ave SW  
Oelwein

Property purchased 12/20  
Rec'd funds for demolition

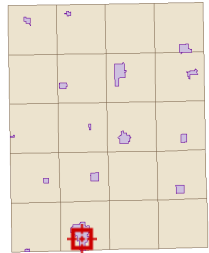
April 2021

This was a condemned structure that we purchased and demolished. However, that was a personal transaction and had no connection to the elevator corp.




Questions - please  
contact me. <sup>thanks</sup>  
Diane Hall



Overview



Legend

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

<b>Parcel ID</b>	1828403003	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein Elevator Co.
<b>Sec/Twp/Rng</b>	28-91-9	<b>Class</b>	C		305 9th St. SW
<b>Property Address</b>	1102 1ST AVE. SE	<b>Acreage</b>	n/a		Oelwein, IA 50662-2966
	OELWEIN				

**District** OELWEIN OELWEIN INC  
**Brief Tax Description** LOTS 34 TO 39 BLK 3  
 & VAC ALLEY ADJ, LOTS  
 13,14,15 BLK 2, LOT  
 54 EX N 30' & LOT 55  
 BLK 5 MILLER'S 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: 11/19/2024  
 Last Data Uploaded: 11/19/2024 3:35:01 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

Lonnie & Jennifer Brewer

1251 Fontana Blvd.  
IA 50641

Estimate Item 2.

Date	Estimate #
11/19/2024	612

Name / Address
Joel Hall 305 9th str. SW Oelwein IA 50662

Project

Description	Qty	Rate	Total
Demolition of elevator bin Site (AKA Oelwein Elevator Co. 1102 1st Ave. SE Oelwein). Includes demo, disposal, clean up and grade site to smooth grade. All debris to be removed and hauled to landfill. Water, gas and sewer capped per city specs. Work to begin as soon as bid is accepted.	1	44,500.00	44,500.00
			0.00
Please remit to above address.		<b>Total</b>	\$44,500.00



































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.



November 25, 2024

PFEED Members,

We have received two offers to purchase city owned property at 311 East Charles.

The property in question was acquired through a tax sale this past January. While the building is currently in a dilapidated state, it has significant potential to be rehabilitated rather than being demolished, which is our usual course of action in such cases.

The structure requires substantial repairs, including a new roof, interior renovations, and general exterior maintenance. Two prospective buyers have submitted offers to purchase the property, both accompanied by plans outlining their intent to restore it.

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

1. Installation of a new roof
2. Repair or replacement of soffit and fascia
3. Installation of new siding
4. Replacement of windows as needed (only those that are damaged beyond repair)
5. Replacement of the front entry stairs, repair front porch
6. Sealing and necessary repairs to the Northeast foundation corner
7. Replacement of electric meter and exterior disconnect

\*\*An additional interior item to consider is Replacement of any galvanized plumbing pipe with copper or PEX

These exterior repairs are critical to ensuring the building's structural integrity and curb appeal. Addressing these issues first will create a sound foundation for the completion of any interior renovations.

Additionally, this property features an unfinished attic space that presents an opportunity for conversion into a large bedroom, adding further value to the home.

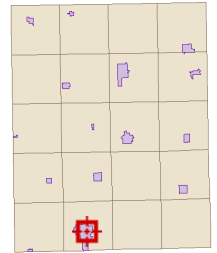
Attached below are photographs documenting the building's current condition as a reference to the items listed above.

Best regards,  
David Kral  
Building Official City of Oelwein





**Overview**



**Legend**

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

<b>Parcel ID</b>	1821282008	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		City Hall 20 2nd Ave. SW
<b>Property Address</b>	311 E. CHARLES	<b>Acreeage</b>	n/a		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	W 59' S 14' LOT 7 & W 59' LOT 8 BLK 5 PAIGNS 3RD ADD <span style="color: red;">(Note: Not to be used on legal documents)</span>				

*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: 11/19/2024  
Last Data Uploaded: 11/19/2024 3:35:01 AM

Developed by **SCHNEIDER**  
GEO SPATIAL

Offer: \$2,500

Item 3.



# Offer to Purchase City Properties

To purchase City-owned real estate, completely fill out this form. The timeline is usually about 45 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/accepted bid, plus \$20 for the recording fee.

311 E. Charles  
**Property Address**

**Property Parcel Number**

Shawn Bentley / Christina Edmonds  
**Buyer's or Buyers' Name**

1694 Tahoe Ave, Sumner, Iowa, 50674  
**Buyer's or Buyers' Address, City, State, ZIP**

Otownconstruction1@gmail.com  
**Buyer's or Buyers' Email Address** All lower case

319-238-3598  
**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.

Will bring property up to Rental program expectations. Plan on fixing up property to use as rental. New windows, re-do flooring (sanding, ect. bring old floors back to life!) Update kitchen, siding of house, Egress window in basement for bedroom. Make stand up attic into 2 large bedrooms. House is beautiful! Just needs some TLC!

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,020 per lot).

Shawn Bentley  
**Buyer Printed Name (As will appear on deed)**

Christina Edmonds  
**Buyer Printed Name (As will appear on deed)**

*Shawn Bentley*  
**Buyer Signature** 11-18-24  
**Date**

*Christina Edmonds*  
**Buyer Signature** 11-18-24  
**Date**

**Buyers' Legal Relationship to Each Other** partners

# Offer to Purchase City Properties



To purchase City-owned real estate, completely fill out this form. The timeline is usually about 45 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/accepted bid, plus \$20 for the recording fee.

311 E Charles

Property Address

1821282008

Property Parcel Number

Doug C Bryan

Buyer's or Buyers' Name

101 Country Line Road Oelwein IA

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

doug@bryan heavy equipment.com

Buyer's or Buyers' Email Address

319-238-3822

Buyer's or Buyers' Phone

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

Yes  No

## Buyer Representative Name and Contact Information

DB  
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.

Intention is to fix up to code vinyl siding roof etc, sell on contract to an employee, offer \$2,000

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,020 per lot).

ACM Properties Doug C Bryan

Buyer Printed Name (As will appear on deed)

Buyer Printed Name (As will appear on deed)

DSC Bryan

Buyer Signature

10/25/24

Date

Buyer Signature

Date

Buyers' Legal Relationship to Each Other

































































