

Forfeiting Properties to City

The City is willing to work with property owners when the situation is advantageous to the city and community members. Anyone who owns a property, residential or commercial, that they can no longer manage may submit a request to sign the property over to the city.



109 9th ave SW

1820431002

Property Address

Property Parcel Number

Fji-I Holdings LLC

Owner's or Owners' Name(s)

1309 Coffeen Ave STE 1200, Sheridan, WY, 82801

Owner's or Owners' Address, City, State, ZIP

eric@fortressjoy.com

Owner's or Owners' Email Address

Owner's or Owners' Phone

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

☐ Yes

☐ No

Charles Augustine

CAugustine@klatt-law.com

Owner's or Owners' Representative Name and Contact Information

Initials

If you do not have a 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.

The unit is uninhabitable and damaged, and the cost of repairs would not be justified given the rental potential in that neighborhood.

Please describe why you are requesting to forfeit this property to the City.

FJI-I-Holdings LLC

Printed Name

Printed Name

FJI-I-Holdings LLC

dotloop verified
10/02/25 9:49 PM PST
FBMM-KHOT-DWMN-05MO

10/02/2025

Signature

Date

Buyer Signature

Date

Legal Relationship to Each Other if more than 1 party:



20 2nd Ave. S.W.
Oelwein, Iowa 50662



buildingadmin@CityofOelwein.org
www.CityofOelwein.org



Phone: (319) 283-5862
Fax: (319) 283-4032

Forfeiting Properties to City

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115 9th ave SW

Property Address

1820431003

Property Parcel Number

FJi-I Holdings LLC

Owner's or Owners' Name(s)

1309 Coffeen Ave STE 1200, Sheridan, WY, 82801

Owner's or Owners' Address, City, State, ZIP

Eric@fortressjoy.com

Owner's or Owners' Email Address

3192140280

Owner's or Owners' Phone

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

Owner's or Owners' Representative Name and Contact Information

Initials

If you do not have a 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.

The units were uninhabitable and damaged, and repairing them would not be cost-efficient if we were to rent them out based on the neighborhood

Please describe why you are requesting to forfeit this property to the City.

FJi-I Holdings LLC

Printed Name

FJi-I Holdings LLC

Signature

dotloop verified
10/09/25 10:11 PM PST
MGCI-JXMM-671Z-8GZR

Date

10/09/2025

Printed Name

Buyer Signature

Date

Legal Relationship to Each Other if more than 1 party:

Forfeiting Properties to City

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214 4th ave NW

182110603

Property Address

Property Parcel Number

Fji-li-S5 Holdings LLC

Owner's or Owners' Name(s)

1309 Coffeen AVE. STE 1200, Sheridan, WY, 82801

Owner's or Owners' Address, City, State, ZIP

Eric@fortressjoy.com

3192140280

Owner's or Owners' Email Address

Owner's or Owners' Phone

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

☒ Yes

☐ No

Charles Augustine

CAugustine@klatt-law.com

Owner's or Owners' Representative Name and Contact Information

Initials

If you do not have a 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.

The units were uninhabitable and damaged, and repairing them would not be cost-efficient if we were to rent them out based on the neighborhood

Please describe why you are requesting to forfeit this property to the City.

FJI-II-S5 Holdings LLC

Printed Name

Printed Name

FJI-II-S5 Holdings LLC

dotloop verified
10/02/25 9:46 PM PST
OMWA-YBUN-YAS0-SDU1

10/02/2025

Signature

Date

Buyer Signature

Date

Legal Relationship to Each Other if more than 1 party:



October 27, 2025



PFEED Members,

We have received 3 property forfeiture forms for addresses: 109 9th ave SW, 115 9th ave SW, and 214 4th ave NW.

I am writing to recommend that the City accept ownership of these three properties currently held by a landlord who has effectively abandoned them and expressed no interest in maintaining or repairing the structures. While this action may involve short-term costs—particularly demolition of two unsafe structures at 115 9th ave SW and 214 4th ave NW—I believe it is a necessary step toward long-term community improvement and aligns with the City’s housing and neighborhood revitalization goals.

Two of the properties, 115 9th ave SW and 109 9th ave SW, are adjacent and together form an area approximately 300 feet by 140 feet, creating a unique opportunity for future residential development. The Housing Committee has already been collaborating with contractors to identify potential building sites, and this combined area could become a cornerstone project for new housing construction. By integrating development on these parcels with nearby lots the City has already acquired, we could make a meaningful and visible impact in this neighborhood—removing blight while creating space for new homes and increased property values.

Accepting these properties now positions the City to guide their redevelopment strategically, rather than allowing further deterioration or the risk of another neglectful ownership cycle. The long-term gains—enhanced neighborhood stability, improved tax base, and increased development potential—far outweigh the short-term expenses of demolition and cleanup.

I urge the Council to consider this acquisition as an investment in Oelwein’s future housing development and neighborhood revitalization efforts. This is an opportunity to take proactive steps toward improving our community’s housing stock, increasing safety, and setting the stage for meaningful development.

Thank you for your consideration and for your continued support of our efforts to strengthen Oelwein’s neighborhoods.

Best regards,

David Kral
Building Official City of Oelwein



1ST ST SW



9TH AVE SW

2ND ST SW

109 9th ave SW



115 9th ave SW



214 4th ave NW





