



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,

A handwritten signature in black ink, appearing to read "Jay Shekleton", with a 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

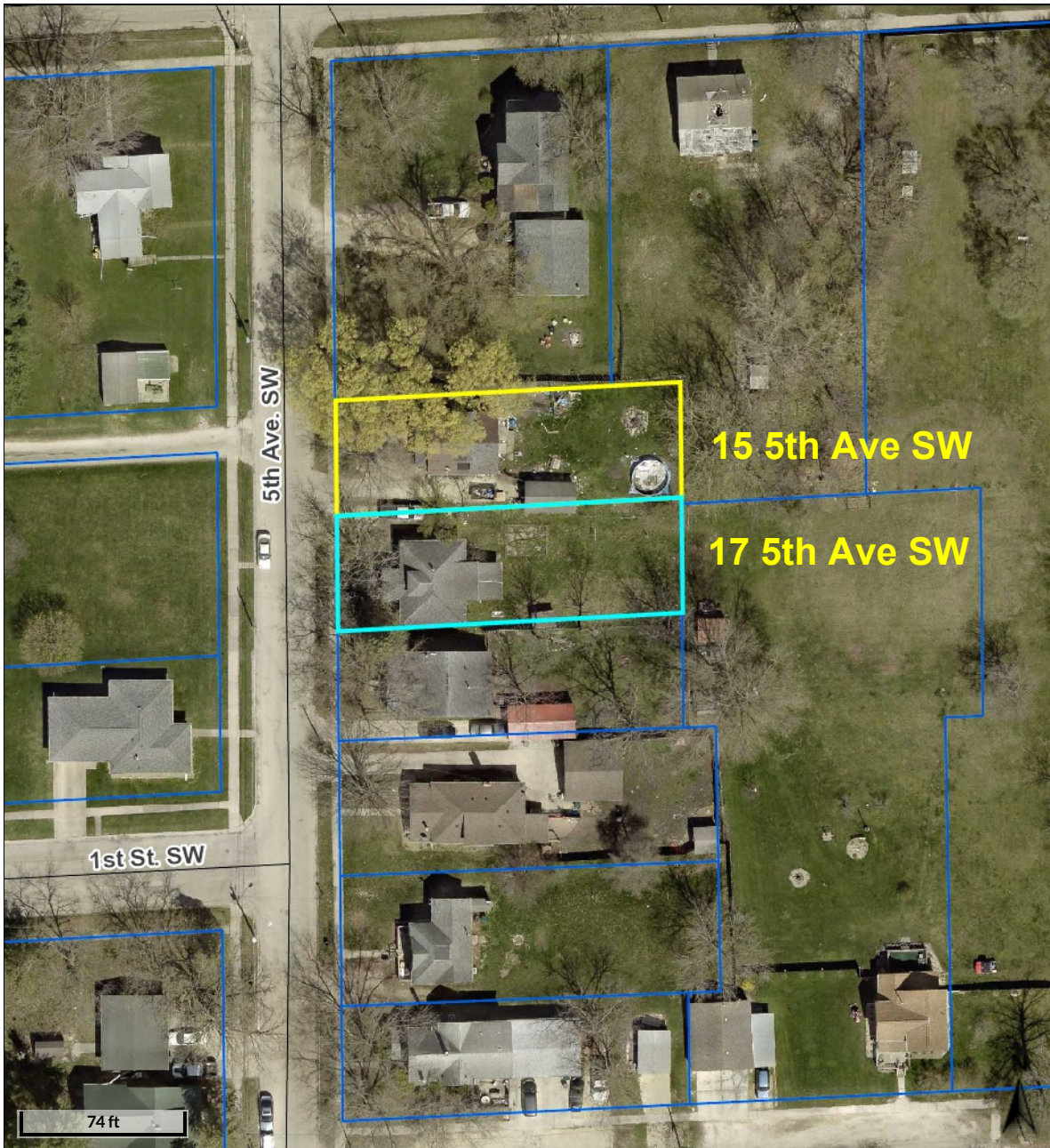


AR General Construction
19073 90th Street
Maynard, IA 50655
319-327-0399

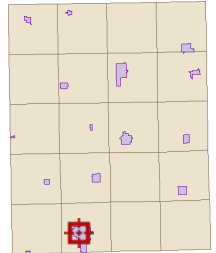
To the City of oelwein

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.!!!








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)