



May 26, 2026

Esteemed City Council Members,

Per your request, this presentation delivers a comprehensive, data-driven framework for the City's upcoming demolition pipeline. It features a forward-looking projection that encompasses City-owned parcels, privately held vacant and placarded blighted buildings, anticipated municipal property acquisitions, and high-impact commercial projects. Crucially, these projections must be evaluated against real-world operational and budgetary constraints, accounting for direct demolition costs, legal fees, staff hours, and individual case management time.

To provide essential context, this forecast is anchored by a retrospective list of previous demolition permits, over 95% having City involved funding, highlighting the City's demolition achievements over the past decade.

Thank you for your time and consideration.

Sincerely,
David Kral
Building Official



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



buildingadmin@CityofOelwein.org
www.CityofOelwein.org



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

FUTURE DEMOLITION PROJECTS AND EXPECTATIONS

Using an average of \$13,000 per residential demolition:

2026 Demolition Project of City Owned Properties:

134 3rd ave NW

310 3rd ave NW

201 2nd st NW

Approx cost **\$39,000**.

Accessory structures that need immediate demolition. Both have structurally collapsed roofs. Both are active code cases:

Garage on 200 block 7th ave SW

Garage on 1000 block 1st ave SE

Approx cost **\$20,000**. These are likely to require court intervention, thus including additional legal fees.

Upcoming tax sale claims for 2027 that are highly likely to be acquired, are economically non-viable, and will need demolished:

5 buildings that are highly likely to be acquired, **4** residential that will require demolition.

Approx cost **\$52,000**. One is a downtown building that is not necessarily needing demolition, but stabilization, thus incurring cost for said work. Approx cost **\$15,000**

There are **18** other addresses on the nuisance tax sale list that have a possibility to be claimed, some may have some viability, most will not. These 18 I expect many may have their taxes paid off in time, however, they will remain problem properties that would require court intervention for conclusion, exacerbating the cost per property to seek resolution. Some of these are also placarded properties. If, by chance, all of those addresses end up in the Cities hands, that's an additional **\$234,000** in demolition costs.

4 separate 657a cases in process with City Attorney. Should finalize by Fall 2025. I expect each of them to close in favor of the City. I have **3** others pending to consider based on budget constraint; budget constraint being legal fees toward pursuing 657a and demolition budget. Approx demolition cost **\$52,000 for 4, \$91,000 for 7**.

46 Vacant Residential Building Licenses in conjunction with 18 Placarded Properties. 22 'Vacant registration requirement code cases' open with failure of owners to register. Out of these 68 different addresses, it is safe to say at least 25% of them are not viable buildings, and would result in demolitions if fully pursued through code enforcement. That would add 17 additional addresses to the demolition list. Another **\$221,000** in demolition cost, not to mention, legal fees.

Major Cost Commercial Downtown buildings:

120 South Frederick (City owned)

122 South Frederick (Privately owned)

16 2nd st SW (Privately owned) – this would take court intervention before demolition cost.

Rough estimate demolition cost **\$150,000-\$250,000**

Add up everything that is highly likely to end up in city custody and need demolition in the near term:

\$39000 + \$52000 + \$15000 + \$52000 + \$250000 (120 + 122 South Frederick estimate)

=

\$408,000

Add everything up for maximum case cost scenario:

\$39000 + \$20000 + \$52000 + \$15000 + \$234000 + \$91000 + \$221000 + \$250000

=

\$922,000

More to consider: New items get added to this list throughout each year. Between: fires, inspection failures, forfeitures, abandonments, code enforcement, and structural failures, multiple new buildings make the list every year.

LOOKING AT THE PAST –
DEMOLITION PERMITS ISSUED HISTORY

2017 Demolition Permits

Column 1

Column 2

101 County Line Rd E

206 S Frederick Ave

114 5th Ave NE

210 3rd Ave NE

116 4th Ave NE

317 1st Ave SE

117 2nd Ave SE

605 4th St SE

124 4th Ave NE

956 S Frederick Ave

1020 South Frederick

2 16th St SE

205 7th Ave SW

- **Total 2017 Permits : 13**

2018 Demolition Permits

Column 1

Column 2

24 2nd Ave NW

127 1st Ave NW

102 13th Ave SW

613 S Frederick Ave

117 2nd Ave SE

955 1st Ave SE

118 11th Ave SW

1104 W Charles St

- **Total 2018 Permits : 8**

2019 Demolition Permits

Column 1

Column 2

14 7th Ave NE

313 1st Ave SE

33 3rd St NW

422 S Frederick Ave

33 5th St NW

428 4th St SW

122 3rd Ave NW

625 4th Ave SW

310 7th Ave SW

1128 S Frederick Ave

532 6th St NW

1630 S Frederick Ave

- **Total 2019 Permits : 12**

2020 Demolition Permits

Column 1

Column 2

Column 3

6 5th Ave SE

122 3rd Ave NW

321 1st Ave SE

15 4th St NE

122 5th Ave SW

321 1st Ave SE Oelwein NE

16 2nd St SW

124 4th Ave SW

322 4th Ave SE

17 2nd Ave SE

129 5th Ave NE

322 N Frederick Ave

17 5th Ave SE

132 2nd Ave NW

401 7th Ave SW

18 S Frederick Ave

133 3rd Ave SE

503 1st Ave NE

19 1st St NE

138 3rd Ave NW

512 2nd Ave NE

33 3rd St NW	145 2nd Ave NW	513 1st Ave NE
34 5th Ave SE	205 3rd St NW	516 4th St SW
102 2nd Ave NW	217 3rd St NW	524 2nd Ave NW
104 8th Ave SE	219 E Charles St	527 3rd Ave SE
112 2nd Ave NW	219 Lincoln Dr NE	541 4th Ave SE
119 W Charles St	222 5th Ave NE	602 2nd Ave NE
120 3rd St SE	223 E Charles St	608 1st Ave SE
224 9th Ave SW	225 2nd Ave SE	620 3rd Ave SW
723 1st Ave NE	313 4th Ave SE	818 1st Ave NE
723 2nd Ave SW	825 N Frederick Ave	921 2nd Ave NE
933 1st Ave SW		

- **Total 2020 Permits : 52**

2021 Demolition Permits

Column 1

Column 2

15 4th St NE

236 1st Ave SE

15 5th Ave SW

317 2nd Ave NE

23 2nd St NW

317 5th Ave SE

25 3rd St NW

323 1st Ave SE

26 6th Ave NE

402 1st Ave NE

37 4th Ave SE

407 7th St SE

104 8th Ave SW

407 E Charles St

111 5th Ave SE

408 W Charles St

116 2nd Ave NW

412 1st Ave NE

123 5th St NW

500 8th St SW

125 7th Ave NE

511 2nd Ave NE

132 N Frederick Ave

533 5th Ave SE

206 5th Ave NE

544 8th St SW

804 W Charles St

820 3rd Ave SW

820 W Charles St

- **Total 2021 Permits : 29**

2022 Demolition Permits

Column 1

Column 2

15 5th Ave SW

218 3rd Ave NW

19 2nd St SE

407 3rd St SW

22 7th St SW

513 1st St NE

33 S Frederick Ave

517 N Frederick Ave

106 7th Ave SW

531 3rd Ave SE

123 6th Ave NE

702 3rd Ave SW

202 4th St NW

801 5th St SE

217 4th Ave NW

809 E Charles St

- **Total 2022 Permits : 16**

2023 Demolition Permits

Column 1

Column 2

107 9th Ave SE

522 1st Ave NE

118 1st Ave NW

632 5th Ave SW

221 4th St NW

637 5th Ave SW

320 1st Ave NE

700 6th St NW

322 6th Ave SE

721 2nd Ave SE

323 1st Ave SE

721 2nd St NW

420 4 1/2 St SW

902 1st Ave SW

517 E Charles St

910 S Frederick Ave

1126 S Frederick Ave

Oelwein Plaza

- **Total 2023 Permits : 18**

2024 Demolition Permits

Column 1

Column 2

16 2nd St SW

205 2nd St NW

33 5th St NW

208 E Charles St

109 9th Ave SW

411 1st Ave NE

111 5th Ave SW

419 E Charles St

132 6th Ave SE

420 8th St SW

204 8th Ave SW

1132 1st Ave SW

- **Total 2024 Permits: 12**

2025 Demolition Permits

Column 1

Column 2

14 3rd Ave SE

220 6th Ave SW

16 4th St NE

314 1st Ave NE

27 S Frederick Ave

316 1st Ave NE

37 2nd Ave SE

320 1st Ave NE

111 5th Ave SW

407 3rd St SW

132 6th Ave SE

502 E Charles St

201 9th Ave SW

725 2nd Ave SE

204 8th Ave SW

990 S Frederick Ave

209 5th Ave SW

- **Total 2025 Permits : 17**

2026 Demolition Permits

Column 1

Column 2

21 12th St SE

122 7th St SE

1017 1st Ave SE

- **Total 2026 Permits : 3**

Summary: Demolition Permits Issued Per Year

Calendar Year

Total Unique Permits Issued

2017

13

2018

8

2019

12

2020

52

2021

29
