

Dear Oelwein Area Chamber and Development Housing Committee, Oelwein City Council and Dylan Mulfinger,

In October 1998 I rented the building for three years. I then purchased the building in October 2002.

New cement sidewalk was installed May 2003.

The building was tuckpointed and painted with new vinyl siding on the front of the building in 2003.

New roof was installed 2017.

Along with myself I have another stylist, Jeanna Lumbus. She is a very ambitious, people pleasing, creative and hardworking young lady. She plans to work in the industry for many years.

I am 58 years old and plan to work for many years also.

The contractor Kevin Stickel would be able to work on this project late spring into summer of 2022.

Enclosed you will find a photo of my building, sample photos of the products that would be used, drawing of a new sign and KS Constructions proposed estimate.

Thank you for your time and consideration,

Mischelle Fink



Oelwein Downtown Improvement Program
2022

The City of Oelwein has a program in the downtown that uses Tax Increment Financing (TIF) dollars to provide forgivable loans for improvements and business development in the downtown. Downtown Buildings are eligible for funding on renovation, reconstruction, updating, maintenance, façade improvement, and upper story housing. Downtown Buildings are properties within the Downtown TIF district. A map of this district is available upon request. Applicants will receive a forgivable five (5) year loan that will be forgiven on an annual basis. \$25,000 is available for projects that do not include upper story housing, and \$50,000 for projects that include upper story housing.

Applicants must show how the funds will be used and provide a detailed timeline. Funding request can range from \$5,000 to the full \$25,000 or \$50,000.

Applicants will be reviewed by the Oelwein Area Chamber and Development (OCAD) Housing Committee. The OCAD Housing Committee will provide recommendations to the City Council. The City Council will make the final decision in awarding the funds. The City reserves the right to not provide grants if the applicants do not meet the goals of the downtown improvement program. Should funding no longer be available through TIF or the city not receive adequate funding, the city will not provide funding for projects.

The City Council created this program to show how improvements can bring old buildings new life. The City Council wants improvements to make each building unique. City Council is looking for applications that have a wow factor and will make an impact in the downtown. Applications that incorporate art and design are encouraged. Additional points will be provided to applicants that have professional plans and designs accompanied with their application.

Name:	Mischelle Fink
Person or business receiving the funds:	Mischelle Fink/Hair Lines Inc.
Address:	24 1st Ave NE
Cost:	\$23,220.96
Cost Sharing:	\$6000.00
Exterior/Façade Improvements:	Complete remodel of the outside of Hair Lines Inc. The remodel would include insulation, new siding, trim, decorative stone with ledge, one new window, new front door and new signage.



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Interior Improvements:	None
Housing:	None
Vision:	<p>Completion of the total facelift would give the structure a modernizing appeal. Updating the exterior of Hair Lines Inc. aligns with the direction and goals the community of Oelwein has to be visually uplifting and welcoming to current residents, visitors and future community members. This renovation would be an overall improvement and portray our commitment to our loyal clients for many years to come.</p>
Feasibility Plan:	<p>This plan provides several energy efficiencies and increases the effectiveness of the buildings overall purpose. The decreased need for energy usage will in turn benefit the overall comfort of clients. The long-lasting upgrades would be durable, suitable for the space, and improve functionality for staff and clients. The improvements would be strong visual enhancements for those frequently traveling the main route through Oelwein.</p>



Oelwein Downtown Improvement Program
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Awesomeness Factor:	This remodel would improve the aesthetics currently present on the building and further bring the building to life. Clients will be quick to notice the building at it's maximum potential with strategically planned upgrades. The attention to detail in this plan is aimed to be visually appealing to those passing, but most importantly to welcome current and new clients in the Oelwein business. In return the positive outlook on the community will continue

Applicants are encouraged to attach supporting documents including but not limited to pictures, to grow. timelines, professional quotes, history of buildings, and projected improvement photos.

The City will provide this loan to a successful applicant in one payment at the start of the project. Once the funding is approved, the applicant will have six (6) months to start their project. The applicant will have one year from the start of the project to complete the improvements. Failure to complete the improvements will require repayment of the loan to the City of Oelwein. The loan will be forgiven on the following schedule:

- Twenty (20) percent forgiven after one (1) year of competition of project
- Twenty (20) percent forgiven after two (2) years of competition of project
- Twenty (20) percent forgiven after three (3) years of competition of project
- Twenty (20) percent forgiven after four (4) years of competition of project
- Twenty (20) percent forgiven after five (5) years of competition of project

Applications are accepted starting in January and are due February 26 at 4:30 PM CST to City Hall. They can be hand delivered to City Hall or emailed to dmulfinger@cityofuelwein.org.

Funds will be awarded once a project has started. Special exceptions can be made for projects that are occurring during application. Once funding is received, the applicant will sign a promissory note and a lien will be taken on their property for the duration of five years. Applicants may be required to provide proof of purchase and paid invoices from the project. The City of Oelwein will require re-payment of the loan should the applicant not start in time or complete their proposed project.

Should the building owner sell, the loan will stay with the building and a new lien will be signed by the new owners. If the loan holder's improvements do not stay with the property, the loan holder must pay back the city in a repayment agreement signed off by the loan holder and the city.

Applicant Signature	
Date:	2/22/2022



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The OCAD Housing Committee will score applications then provide a recommendation to City Council.

Scoring Matrix

	0 points	1-6 points	7-8 points	9-10 points
Cost Sharing	None	1-50 percent	Greater than 50 percent	90-100 percent match
Exterior/Façade	No work completed on either	Minor work	Significant work	Complete refresh
Interior	No work completed on either	Minor work	Significant work	Complete refresh
Housing	No housing Option	Refresh	Complete remodel	Adding and a complete remodel
Vision	No vision	Can see the impact	Can see the future of the downtown	Can see the future of Oelwein and the program goals
Feasibility Plan	Unrealistic	Plausible	Success is possible	Success guaranteed
Awesomeness Factor	Not awesome	Pretty awesome	Really Awesome	Awesome Possum
Number of times applied and turned down	0	1-6	7-8	9-10

Proposal

KS Construction
109 11th Ave NW
Oelwein, IA 50662
319-283-2892

Date: 02/19/2022
Proposal 10162

Bill To:
Michelle Fink
910 1ST Ave. NE Oelwein, Ia.
50662

Ship To:
910 1ST Ave. NE Oelwein, Ia.
50662

Qty	Description	Unit Price	Total
1	Remodel Hair Lines 24 1 st av NE Oelwein		
1	Steel siding , trim , & screws	\$5,313.60	\$5,313.60
1	Framing & insulation	\$2,320.30	\$2,320.30
1	New vynl window south side of biulding [5ft.x4ft.]	\$630.17	\$630.17
1	New front door	\$2,913.53	\$2,913.53
1	Stone wainscoting front of building 3 ft. high with ledge 4ft. on corners with ledge	\$2,928.36	\$2,928.36
1	Labor for job	\$8,650.00	\$8,650.00
1	Permit for job	\$265.00	\$265.00
1	Disposal	\$200.00	\$200.00

Total \$23,220.96

Date of Acceptance _____

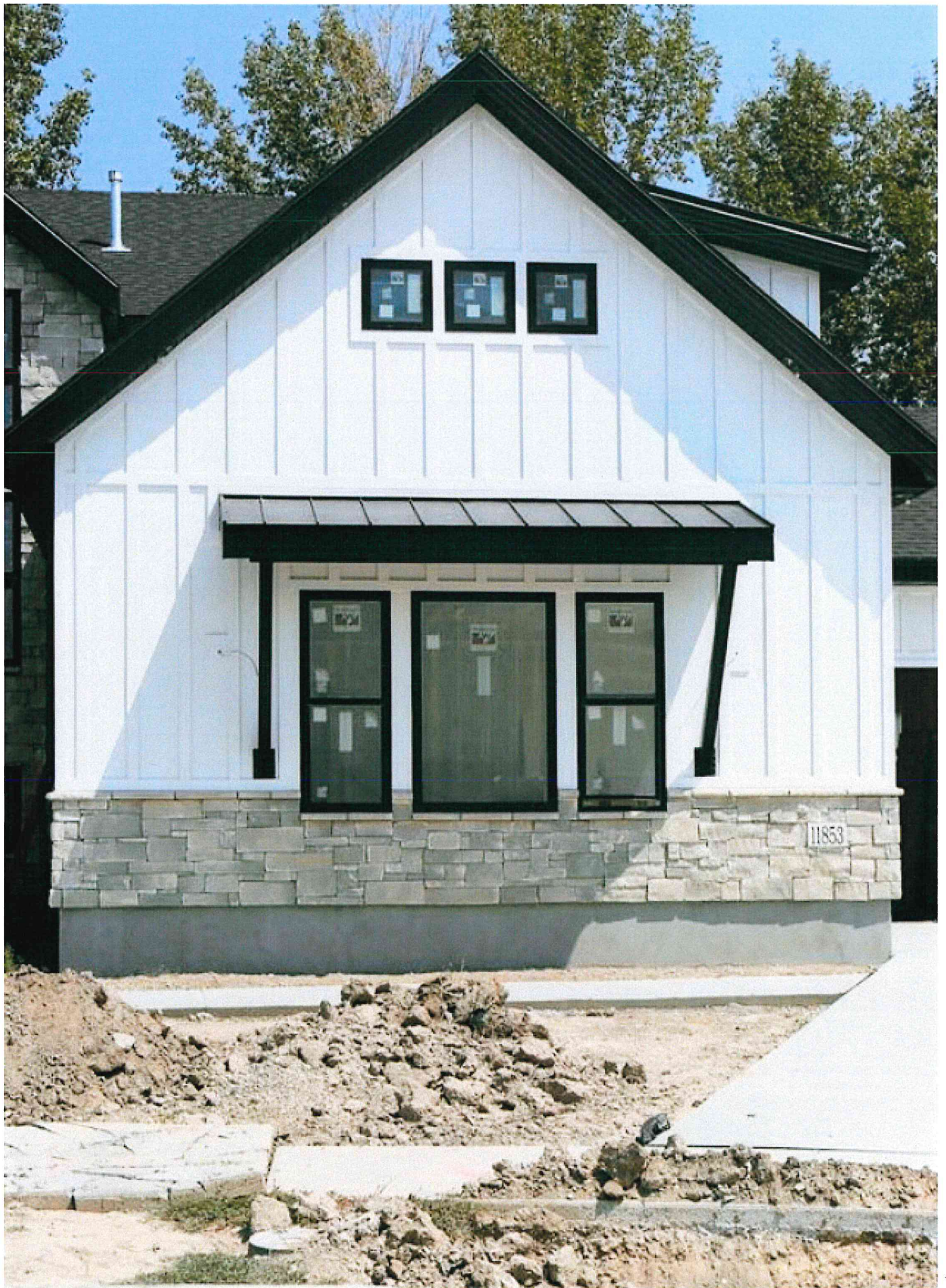
Customer Signature _____

Contractor Signature _____

Thank you for your business.

*Hair
Lines*







2'x8' Full color print on dibond installed on building \$635.74

OPTION 1

96.00"

24.00"

