



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:	Mike JARGAN
Person or business receiving the funds:	Mike JARGAN
Address:	409 2ND AVE NW Oelwein IA
Cost:	38,564
Cost Sharing:	35% OWNER 13,514
Exterior/Façade Improvements:	GRANT 24,989 See BACK Sheet



Oelwein Downtown Improvement Program  
2022

Interior Improvements:	NA
Housing:	NA
Vision:	See Back Sheet
Feasibility Plan:	See Back Sheet



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Awesomeness Factor:	<i>See Back Sheet</i>

Applicants are encouraged to attach supporting documents including but not limited to pictures, 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@cityfoelwein.org](mailto:dmulfinger@cityfoelwein.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	<i>Mike VARGAS</i>
Date:	<i>2-25-22</i>



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2022

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

**Name:** Michael Vargason

**Person/Business Receiving Funds:** Michael Vargason

**Address:** 225 S. Frederick, Oelwein, IA 50662

**Cost:** \$ 38,564.00

**Cost Sharing:** Owner: 35% \$13,574;

Oelwein Downtown Improvement Program Grant: \$24,989

### **THIS SUBMISSION IS SCALABLE BY PROJECT**

#### **Exterior/Façade Improvements:**

##### **Project 1: Main building roof steel and façade improvements:**

**\$25,926.32** – (*Cut down front brick façade to be flush with roof. Build 16 inch over hang on the front gable end with soffit and fascia trim. Strip roof with 2 x 4's over existing roof steel. Put on eaves trim, pipe boots, inside and outside foam closures and ridge cap. Install 29 gauge exposed fastener steel panels.*)

Current roof is reaching its end of life expectancy as well as inherit design challenges to keep water from traveling down between the brick façade and metal roof. Constant expansion and contractions makes it extremely difficult to prevent water intrusion along the brick façade. This project would cap the roof with the façade to create an impenetrable barrier as well as bring a rejuvenated new roof to add many years of protection to the structure. A new roof extends the life of this downtown building for many years. This roof is seen from **both sides** of travel on South Frederick and Rock Island Road.

##### **Project 2: Back gable steel siding:**

**\$ 9510.08** – (*Remove and dispose of existing rotting wood siding and replace with steel siding. Put on ½ inch OSB covered with housewrap. Install pipe boots and trim around overhead door. Insulate interior wall. Install 29 gauge exposed fasteners steel panels.*)

With original design having little to no overhang, wood siding is challenging at best for keeping water intrusion out and easily getting water rot. Steel siding will securely keep the siding protected from future degradation as well as improve curbside appearance. This project improvement will be seen from Rock Island Road.

**Project 4: Repair and Restore “Metal Shop: building:**

**\$ 3128.30** – New bottom green board on South Side. New gutters on South side running along West end with downspout. Make miscellaneous repairs on sliding door. Reinforce steel panels on SE corner from future wind damage.

The Metal Shop provides additional storage for this building. Repairs and improvements will make this building available for future business that require space and storage beyond main building. Improvements can be seen from Rock Island road.

**Interior Improvements:** None.

**Housing:** None.

**Vision:** This downtown building was originally “Rogge’s Machine Shop” for over 30 years. It’s a unique looking building and strengthen the past history of Oelwein being an industrious town with the Railroad, Donaldson’s, Oelwein Tool & Die and other industries supporting their needs. Not many towns had a welding/machine shop so near the town center. Helping to preserve this building will continue to give Oelwein’s “Downtown” building diversity in architect and character. In addition, it preserves a building for future blue collar business which Oelwein’s history was famous for. This building has a 16ft high by 12ft wide door. Which allows it to attract businesses that require large equipment or machinery.

**Feasibility Plan:** These projects are feasible and could be executable quickly, Summer of 2022. The improvements can be done by local Oelwein contractors.

**Awesomeness Factor:** “Awesomeness Factors” can be in the eye of the beholder. That being said with a new roof and back gable, this 1962 era building will stand out and look “Awesome”. With newer buildings on both sides, along with this building’s improvements, it will show anyone entering Oelwein from Highway 150 or driving downtown on Frederick, that Oelwein is a vibrant and alive community taking pride in its historical buildings as well as new growth.

**Detailed Timeline:** April 2022. Order material and schedule installation date. Summer 2022, initiate improvements. (Very difficult in current construction and material challenges to have specific timeline, but contractor has indicated they anticipate no problem finishing during summer of 2022.)







# Miller's Construction Inc

1874 105th St  
Hazleton, IA 50641



# Estimate

Date	Estimate #
1/13/2022	2956

Phone # 3192831224 E-mail Jmci5@yahoo.com  
Web Site www.millersconstructioninc.com

Name / Address
Mike Vargason 225 S Frederick Oelwein, IA 50662

Customer Phone:
563-920-2689

Project
Roof

Item	Description
Construction Labor	MAIN BUILDING ROOF STEEL AND FACADE Cut down front brick facade to be flush with roof. Build on a 16" overhang on the front gable end with soffit and fascia trim. Strip roof with 2 x 4's over existing roof steel. Install fascia trim over 2 x 10 fascia board. Put on eave trim, pipe boots, inside and outside foam closure strips and ridgecap. install 29 gauge exposed fastener steel panels. Includes lift usage.
Construction Materials	Incl. all materials needed to complete above work description.
Genie	
Lull	
Lift Delivery	
Waste	
Building Permits	Building Permits
Notice	All material pricing is subject to availability. Current material price fluctuations do not allow us to make a guarantee on any material prices until order is placed!! This is an estimate only!! Material prices can change daily. Please call before signing the contract, for the latest updates! Thank you for your patience!!

We will provide material, labor, permit & waste disposal. This estimate expires in 30 days. To accept this estimate, please sign & return this Contract Agreement form.

Payment Policy:

HALF DOWN REQUIRED 2 WEEKS BEFORE START OF PROJECT. REMAINDER DUE AT JOB COMPLETION.

Material prices subject to change without notice.

All employees covered by worker's comp, unemployment & medicare. Registered, bonded & insured. Please feel free to call us with any questions! THANK YOU!

CONTRACT & AGREEMENT: I-we, the owner(s) of the premises mentioned above hereby contract with and authorize you as a contractor, to furnish all necessary materials, labor and workmanship, to install, construct and place the improvement according to the specifications described

Verbal agreements or other arrangements not appearing upon the face of this contract will not be recognized. Any variances or deletion of the printed terms hereof are invalid. All agreements contingent upon strikes, weather, or other conditions beyond the control of the contractor. This agreement not subject to cancellation by either party after acceptance by Miller's Construction, Inc.

Signed (owner) \_\_\_\_\_ Date \_\_\_\_\_

**Subtotal** \$25,129.74

**Sales Tax (7.0%)** \$796.58

Miller's Construction Inc. Rep. \_\_\_\_\_ Date \_\_\_\_\_

<b>Total</b>	\$25,926.32
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# Miller's Construction Inc

1874 105th St  
Hazleton, IA 50641



# Estimate

Date	Estimate #
1/13/2022	2957

Phone # 3192831224 E-mail Jmci5@yahoo.com  
Web Site www.millersconstructioninc.com

Name / Address Mike Vargason 225 S Frederick Oelwein, IA 50662	Customer Phone:	Project
	563-920-2639	

Item	Description
Construction Labor	BACK GABLE STEEL SIDING Remove and dispose of existing wood siding. Put on 1/2" OSB covered with housewrap. Install pipe boots and trims around overhead door. Insulate on interior of wall (R19). Install 29 gauge exposed fasteners steel panels on wall.
Construction Materials	Incl. all materials needed to complete above work description.
Genie Lull Lift Delivery Waste Building Permits	Building Permits
Notice	All material pricing is subject to availability. Current material price fluctuations do not allow us to make a guarantee on any material prices until order is placed!! This is an estimate only!! Material prices can change daily. Please call before signing the contract, for the latest updates! Thank you for your patience!!

We will provide material, labor, permit & waste disposal. This estimate expires in 30 days. To accept this estimate, please sign & return this Contract Agreement form.

Payment Policy:

HALF DOWN REQUIRED 2 WEEKS BEFORE START OF PROJECT. REMAINDER DUE AT JOB COMPLETION.

Material prices subject to change without notice.

All employees covered by worker's comp, unemployment & medicare. Registered, bonded & insured. Please feel free to call us with any questions! THANK YOU!

CONTRACT & AGREEMENT: I, we, the owner(s) of the premises mentioned above hereby contract with and authorize you as a contractor, to furnish all necessary materials, labor and workmanship, to install, construct and place the improvement according to the specifications described

Verbal agreements or other arrangements not appearing upon the face of this contract will not be recognized. Any variances or deletion of the printed terms hereof are invalid. All agreements contingent upon strikes, weather, or other conditions beyond the control of the contractor. This agreement not subject to cancellation by either party after acceptance by Miller's Construction, Inc.

Signed (owner) \_\_\_\_\_ Date \_\_\_\_\_

**Subtotal** \$9,301.97

**Sales Tax (7.0%)** \$208.11

Miller's Construction Inc. Rep. \_\_\_\_\_ Date \_\_\_\_\_

<b>Total</b>	\$9,510.08
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# Miller's Construction Inc

1874 105th St  
Hazleton, IA 50641



# Estimate

Phone # 3192831224 E-mail Jmci5@yahoo.com  
Web Site www.millersconstructioninc.com

Date	Estimate #
1/13/2022	2958

Name / Address
Mike Vargason 225 S Frederick Oelwein, IA 50662

Customer Phone:
563-920-2639

Project
Repairs

Item	Description
Construction Labor	<b>REPAIRS ON SMALL STEEL BUILDING</b>  New bottom green board on South side. New gutters on South side running along West end with 1-3x4 downspout. Make misc repairs on sliding doors. Reattach steel roof panels on SE corner.  Incl. all materials needed to complete above work description.  Building Permits
Construction Materials	
Waste	
Building Permits	

We will provide material, labor, permit & waste disposal. This estimate expires in 30 days. To accept this estimate, please sign & return this Contract Agreement form.  
 Payment Policy:  
**HALF DOWN REQUIRED 2 WEEKS BEFORE START OF PROJECT. REMAINDER DUE AT JOB COMPLETION.**  
 Material prices subject to change without notice.

All employees covered by worker's comp, unemployment & medicare. Registered, bonded & insured. Please feel free to call us with any questions! THANK YOU!  
**CONTRACT & AGREEMENT:** I-we, the owner(s) of the premises mentioned above hereby contract with and authorize you as a contractor, to furnish all necessary materials, labor and workmanship, to install, construct and place the improvement according to the specifications described above.

Verbal agreements or other arrangements not appearing upon the face of this contract will not be recognized. Any variances or deletion of the printed terms hereof are invalid. All agreements contingent upon strikes, weather, or other conditions beyond the control of the contractor. This agreement not subject to cancellation by either party after acceptance by Miller's Construction, Inc.

Signed (owner) _____ Date _____	<b>Subtotal</b>	\$3,044.48
Miller's Construction Inc. Rep. _____ Date _____	<b>Sales Tax (7.0%)</b>	\$83.82
	<b>Total</b>	\$3,128.30

Main Building Roof - Steel and Facade

	Vargison Cost Share		100%	35%
Main Building Roof - Steel and Facade	\$	25,926.00	\$	25,926.00
Back Gable Steel Siding	\$	9,510.00	\$	9,510.00
Repair of Small Building -	\$	3,128.00	\$	3,128.00
Cost to Vargison	\$	-	\$	13,574.53
Grant	\$	-	\$	24,989.47
Total	\$	38,564.00	\$	38,564.00



Driving South on Frederick, view of building



Old roof and front façade.





View of back of building.