

**NOTICE OF MEETING AND PROPOSED AGENDA
OSKALOOSA HOUSING TRUST FUND COMMITTEE**

Thursday, July 18, 2013 – 12:00 NOON

Conference Room – City Hall

1. CALL TO ORDER/ROLL CALL:
2. APPROVAL OF MINUTES
3. REQUEST FOR DEMOLITION GRANT FROM BRIAN BOOY, BRIAN BOOY CONSTRUCTION L.L.C., FOR A HOUSE LOCATED AT 921 SOUTH H STREET

Explanation: Brian Booy has applied for funds under the Demolition Assistance Grant/Loan Program for a property located at 921 South H Street. The assessed value of the house is \$5,970 and land is assessed at \$5,770. The current house is in very poor condition. Mr. Booy is proposing to replace the house with a 1,388 square foot single family dwelling. The dwelling will have 3 bedrooms and 2 bathrooms. The value of the house is estimated at \$173,000.

Budget Consideration: Expenditure up to \$4,000

Attachments: Demolition application
Floor plan of replacement house
Mahaska County website/picture of existing structure
Warranty Deed

4. REQUEST FOR DEMOLITION GRANT FROM GREGORY MEYER, FOR A HOUSE LOCATED AT 714 NORTH C STREET

Explanation: Gregory has applied for funds under the Demolition Assistance Grant/Loan Program for a property located at 714 North C Street. The assessed value of the house is \$6,770 and land is assessed at \$4,900. The current house is in very poor condition. Mr. Meyer is proposing to build an attached garage structure on 718 North C Street. Zoning Code 17.24.030 B.6. does not permit the construction of an accessory structure without a principal building. The applicant intends to combine the two separate lots, 714 North C Street & 718 North C Street, which will allow them to build an attached garage on 718 North C Street. The value of the new garage is estimated at \$7,980. Lindsey Thomas Mahaska County Assessor states the lots will be combined in April 2014 due to assessment year purposes.

Budget Consideration: Expenditure up to \$4,000

Attachments: Demolition application
Email from Mahaska County Assessor Lindsey Thomas
Floor plan of attached garage
Mahaska County website/picture of existing structure
Warranty Deed

5. REQUEST FOR DEMOLITION GRANT FROM KEN DEBOEF, DEBOEF ENTERPRISES LLC, FOR A HOUSE LOCATED AT 433 NORTH 6TH STREET

Explanation: Ken DeBoef has applied for funds under the Demolition Assistance Grant/Loan Program for a property located at 433 North 6th Street. The assessed value of the house is \$9,780 and land is assessed at \$10,110. The current house is in very poor condition. Mr. DeBoef is proposing to replace the house with a 1,367 square foot single family dwelling. The house will have 3 bedrooms and 2 bathrooms. The value of the new single family dwelling is estimated at \$170,000.

Budget Consideration: Expenditure up to \$4,000

Attachments: Demolition application
Floor plan of replacement house
Mahaska County website/picture of existing structure
Warranty Deed

6. DISCUSSION AND POSSIBLE ACTION ON A SUBORDINATION POLICY FOR THE OHTF PROGRAMS

7. ELECTION OF OFFICERS

8. MISCELLANEOUS

- a. Approval of claims
- b. Accounting reports
- c. Fiscal Year 2013 Annual Report

9. CITIZENS TO BE HEARD

10. ADJOURNMENT

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.

OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, June 6, 2013 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Vice-Chairman Dan Adams at 12:02 p.m. with the following members present: Bernice Hahn, Dan Adams, Joe Caligiuri, Julia Ross, Noel C. Stahle, Kandes Dalbey, Kathie Dykstra and Randell Davis. Members absent: Valinn McReynolds, Jon Sullivan, Dave Polkowske and Leon McCullough. Also present: City Manager Michael Schrock, City Clerk Amy Miller, David Wright, Charlie Comfort and Marilyn Johannes.

It was moved by Caligiuri, seconded by Ross to approve the May 2, 2013 Housing Trust Fund Committee Minutes. Motion carried unanimously.

(Bernice Hahn arrived at the meeting.)

Schrock provided the committee with some background information regarding the properties located at 1212 and 1214 1st Avenue West. Schrock emphasized the main issue is the properties are difficult to redevelop because of the location of the sewer main under the property. Schrock recommended the committee release the two forgivable loans in exchange for transfer of the properties to the City of Oskaloosa and said the city would be willing to reroute the sewer main if the property is sold and developed.

It was moved by Ross, seconded by Davis to approve Resolution No. 01.06.13 entitled "A RESOLUTION RELEASING TWO FORGIVABLE LOAN AGREEMENTS GIVEN BY LISA EVANS IN EXCHANGE FOR THE TRANSFER TO THE CITY OF OSKALOOSA OF REAL ESTATE ENCUMBERED BY THE LOANS." Motion carried unanimously.

The committee discussed the demolition grant/lien agreement that OHTF entered into with David Wright. Miller explained the committee had extended the requirements of the loan agreement twice and at the July 12, 2012 meeting the committee voted to approve a second and final extension until June 1, 2013 with the additional stipulations that the project be complete and ready for occupancy. David Wright discussed the matter with the committee indicating he had spent \$60,000 on the property and he was paying taxes on it, but a few minor issues remained before an occupancy permit would be issued.

(Kandes Dalbey arrived at the meeting.)

Schrock indicated that the committee could waive the requirement in light of the fact that improvements had been made to the property as required by the loan agreement. Adams pointed out the committee normally doesn't require an occupancy permit. Miller stated that once improvements are made, requirements have been met.

It was moved by Ross, seconded by Davis to waive any further requirements and release the loan. Motion carried unanimously.

Amy explained the revisions made to the OHTF subordination policy and discussed the policy with the committee. Adams said that banks do not always require an appraisal so need to add "if required by the bank" at the end of item 3c of the subordination process. Schrock suggested that it say "if required by the mortgage lender" because the lender is not always a

bank.

It was moved by Dalbey, seconded by Dykstra to approve the subordination policy with the addition of "if required by the mortgage lender" at the end of item 3c under the subordination process. Motion carried unanimously.

The committee discussed the date for the next meeting since the regular meeting date falls on Independence Day. Consensus of the committee was to schedule the meeting on July 18.

Schrock opened discussion of election of officers by saying Rob Taylor wants to continue to serve on the OHTF committee but not as chair. Adams indicated he is willing to continue to serve as vice-chair. Kandes Dalbey said Rob had asked her if she would be willing to serve as chair and she said she is willing to do so. Dalbey also indicated she would like to see guidelines established regarding election of officers that include terms of office and a set time for elections at the end of either the calendar year or fiscal year.

It was moved by Dalbey, seconded by Hahn to approve the May claims list for payment. Motion carried unanimously except for Ross who abstained.

Miller reviewed the accounting report with the committee.

Miller told the committee a property owner who got a demolition grant sold the property before the requirement was met that the owner keep the property for two years. Miller indicated however that neither the housing brochure nor the lien agreement indicated the property could not be sold for two years so the owner may not have been aware of the requirement. Miller said revisions would be made to the documents to reflect the requirement.

Schrock updated the committee on the city's acquisition of dilapidated properties.

The meeting adjourned at 12:46 p.m.

Minutes by Marilyn Johannes

CITY OF OSKALOOSA, IOWA
DEMOLITION ASSISTANCE PROGRAM APPLICATION

Applicant's Name: Brian Peay Construction
Applicant's Address: 1102 South D St
Daytime Phone #: 641 660 7158
Address of property to be demolished: 921 South 14 St

Legal Description of property to be demolished:

By signing this application the applicant acknowledges that he/she is aware that if improvements are not made on the property within two years of the date of dispersal that equal or exceed the current assessed value of the improvements to be demolished that the funds granted by the City will have to be repaid according to the City of Oskaloosa Housing Trust Fund Demolition Assistance Grant Program Plan. The applicant also verifies that the property is not occupied. The applicant further guarantees that the debris will be properly disposed of and will hold the City harmless for any damage or injury that may be caused during the demolition.

Signature [Handwritten Signature] Date 5-31-2013

TO BE FILLED OUT BY STAFF

Evidence of title received _____
Verification that applicant has authority to act on behalf of owner if applicant is different from owner _____
Bids Received _____
Copy of demolition permit _____
Assessed value of property before Demo: _____
Land improvements _____
Assessed value of property after Demo: _____
Date property was demolished: _____
Total cost of demolition: _____
Total DAP grant: _____
Date grant proceeds issued: _____
Date new improvements were made: _____

OHTF Chair Approval: _____ Housing Dept Approval _____

Oskaloosa
Housing
Trust Fund
Demolition
Assistance
Grant
Program

INTRODUCTION

Removal of dilapidated housing within the City of Oskaloosa is critical to the long-range development of the community. The 2000 census reflects an abundance of low-end housing in Oskaloosa that causes obvious appearance problems for the community's neighborhoods as well as draining the value of other properties. The implementation of this program is designed to reduce the cost of redevelopment of existing lots within the community that provides benefits by decreasing the need to develop new subdivisions and allows for opportunities to develop affordable housing.

PROGRAM OVERVIEW

The OHTF will provide a grant in the lesser amount of:

- 1) Actual and reasonable costs incurred by the owner of the property, or;
- 2) \$4,000 toward the costs of removal and disposal of vacant dilapidated housing structures within the City of Oskaloosa.

In consideration of the grant, the borrower shall agree to redevelop the property within two years. The assessed value of the redeveloped property shall equal or exceed the value of the structure(s) removed. If the improvements are not made within the two year period, the grant shall be repaid as stated in the Demolition Assistance Grant Program plan. Security for the grant shall be considered subordinate to any first mortgage lien related to the redevelopment of the subject property.

All applications shall have the review and approval of the OHTF Committee.

DISPOSAL OF DEMOLITION DEBRIS

All debris shall be properly disposed of in compliance with the rules and regulations of the

City of Oskaloosa including the removal and disposal of hazardous materials, such as asbestos.

GRANT PROCESSING PROCEDURES

Applications must be received and approved by the OHTF prior to demolition work commencing. Any work started prior to application approval shall be deemed ineligible for reimbursement. Applications shall be on the forms provided by the OHTF and include the following information:

1. A minimum of two bids for the demolition.
2. If the applicant is not the owner (i.e. executor of an estate) proof that the applicant has the authority to act on behalf of the owner.
3. Copy of the demolition permit for the property (to be provided after City grant approval).

The owner will be responsible for monitoring the demolition work, although City inspections will occur as required by the permits and to verify completion of the work. Upon completion of the demolition the City will issue a check payable to the owner and demolition contractor.

The OHTF shall be apprised of any improvements made to the property once the demolition has been completed so that the OHTF can determine compliance with the program's intent and issue the owner a Release of Lien.

ELIGIBLE COSTS

Costs eligible for reimbursement to the owner under this program shall be the actual and reasonable cost of:

- *Demolition permit
- *Disconnecting utilities

*Removal and proper disposal of hazardous waste
*Removal and proper disposal of above and below grade structure.

FEES

There is a \$75 application processing fee. The borrower shall also be responsible for all filing fees associated with the grant. All fees shall be paid before any demolition funds are released.

SELF HELP

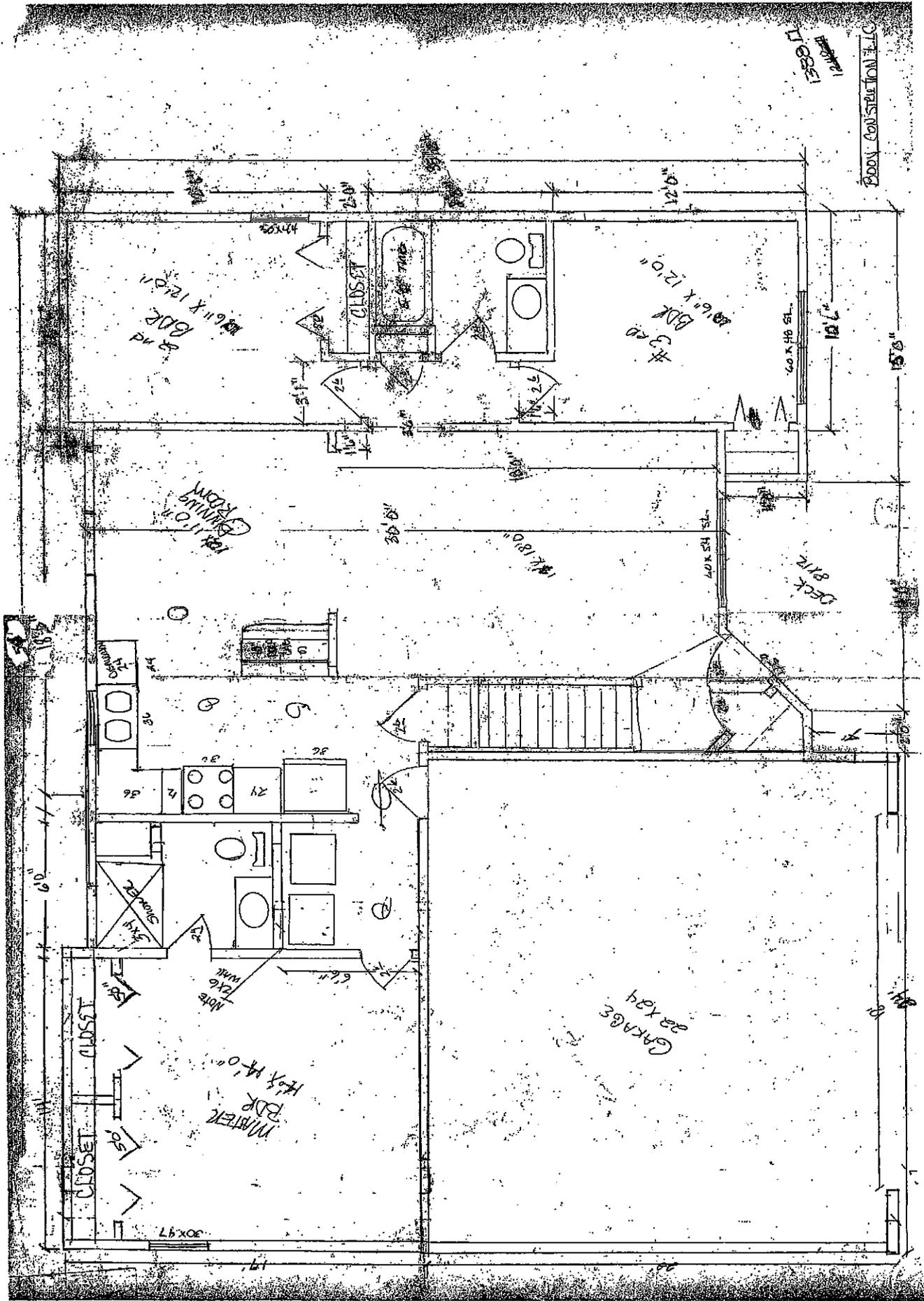
It shall be the policy of the OHTF Committee that in situations where an owner wishes to do his/her own work on a demolition project that the allowable demolition cost shall be defined as those actual and reasonable costs incurred (e.g. cost of permits and rental of machinery and/or tools for actual and reasonable time to complete the task they are rented for) are the allowable cost. The OHTF will not reimburse the owner or owner's employees for time/wages expended on the project.

RETURN COMPLETED APPLICATIONS TO:

City of Oskaloosa-Building Official
804 South D Street
Oskaloosa, IA 52577

FOR MORE INFORMATION CONTACT:

The City of Oskaloosa
Building Inspection Department @ 673-7472 or,
City Clerk @641-673-9431



BODY CONSTRUCTION ETC

12/20/2008

#3 RD
BDR 12'0" X 12'0"

#4 RD
BDR 12'0" X 12'0"

DINING ROOM

DECK 8'1/2"

GARAGE 22' X 24'

MASTER BDR 14'0" X 14'0"

Note
2'6" WALK

SHOWER

CLOSET

0'9"

1'11"

1'11"

2'0" X 4'7"

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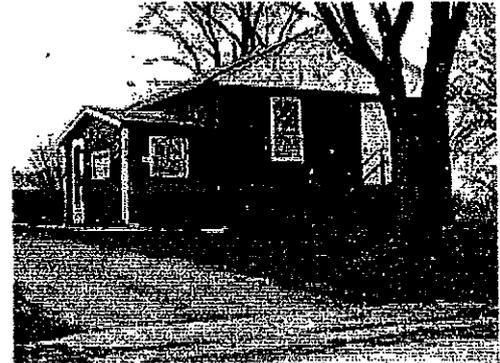
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1'7"

Date Created: 7/8/2013

Summary

Parcel ID 1024154021
Office Map 942
Property Address 921 South H
 Oskaloosa
Sec/Twp/Rng 24-75-16
Brief Legal Description E 100' S 63.25' LOT 4 SD LOT 77 NINDE WI LLIAMS & CO ADD
 (Note: Not to be used on legal documents)
Document(s) REC: 2013-1634 (5/17/2013)
 REC: 281-483
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
CSR N/A
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District OSKALOOSA
School District OSKALOOSA SCH



[Click to Enlarge](#)

If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

Owner

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Brian Booy Construction LLC 1107 South D St Oskaloosa, IA 52577-		

Land

Lot Dimensions Regular Lot: 63.00 x 100.00
Lot Area 0.15 Acres; 6,300 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1940
Condition Very Poor
Grade what's this? N/A
Brick or Stone Veneer
Total Gross Living Area 440 SF
Attic Type None;
Basement Area Type Full
Basement Area
Basement Finished Area
Plumbing 1 MtI St Sh Bath; 1 No Bathroom;
Fireplaces
Porches 1S Frame Enclosed (90 SF);
Decks
Additions
Garages 264 SF (12F W x 22F L) - Det Frame (Built 1940);

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/17/2013	MITCHELL, GARY	BRIAN BOOY CONSTRUCTION L L C	2013-1634	Normal	Warranty Deed		\$12,000.00
10/24/1997	EDEL, MARILYN	MITCHELL, GARY	281-483	Normal Arms-Length Transaction	Warranty Deed		\$6,000.00
8/13/1990			248-276	Unuseable Sale - Other	Contract	Y	\$0.00

Valuation

	2013	2012	2011	2010
+ Land	\$5,770	\$5,770	\$6,220	\$6,220
+ Building	\$5,970	\$5,970	\$6,000	\$6,000
= Total Assessed Value	\$11,740	\$11,740	\$12,220	\$12,220

VALUES ARE NOT CERTIFIED UNTIL APRIL 15TH AND ARE SUBJECT TO BOARD OF REVIEW

Taxation

	2012	2011	2010
+ Taxable Land Value	\$3,048	\$3,157	\$3,019
+ Taxable Building Value	\$3,153	\$3,045	\$2,912
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$6,201	\$6,202	\$5,931
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$6,201	\$6,202	\$5,931
x Levy Rate (per \$1000 of value)	0.00000	38.36108	41.30253
= Gross Taxes Due	\$0.00	\$237.92	\$244.97
- Ag Land Credit		\$0.00	\$0.00
- Disabled and Senior Citizens Credit		\$0.00	\$0.00
- Family Farm Credit		\$0.00	\$0.00
- Homestead Credit		\$0.00	\$0.00
- Prepaid Tax		\$0.00	\$0.00
= Net Taxes Due		\$238.00	\$244.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

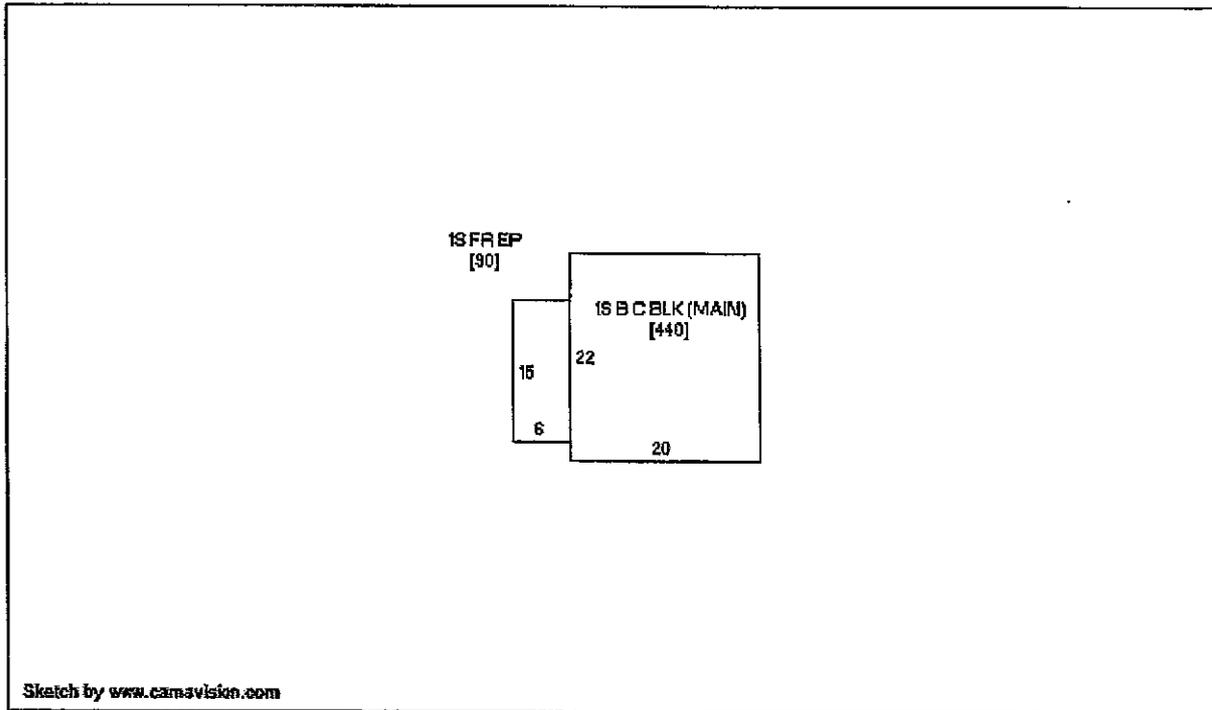
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2011	March 2013	\$119	Yes	5/24/2013	14747
	September 2012	\$119	Yes	5/24/2013	
2010	March 2012	\$122	Yes	3/30/2012	14746
	September 2011	\$122	Yes	10/27/2011	
2009	March 2011	\$120	Yes	6/20/2011	14708
	September 2010	\$120	Yes	6/20/2011	
2008	March 2010	\$115	Yes	6/17/2010	14689
	September 2009	\$115	Yes	6/17/2010	

Photos



Sketches



Edel Inc.
 2426 265th Street
 Oskaloosa, Iowa 52577
 office phone/fax 641-672-0293
 Brian Cell 641-660-5662

Estimate

DATE	ESTIMATE #
5/29/2013	144

BILL TO
Brian Booy 1107 South D Oskaloosa, Iowa 52577 921 South H

DESCRIPTION	QTY	RATE	AMOUNT
Demo house at 921 South H per City code requirements			4,200.00
		Subtotal	4,200.00
		7% Tax	
		Total	4,200.00

G & S Concrete and Construction LLC

2442 225th St
Oskaloosa, IA 52577

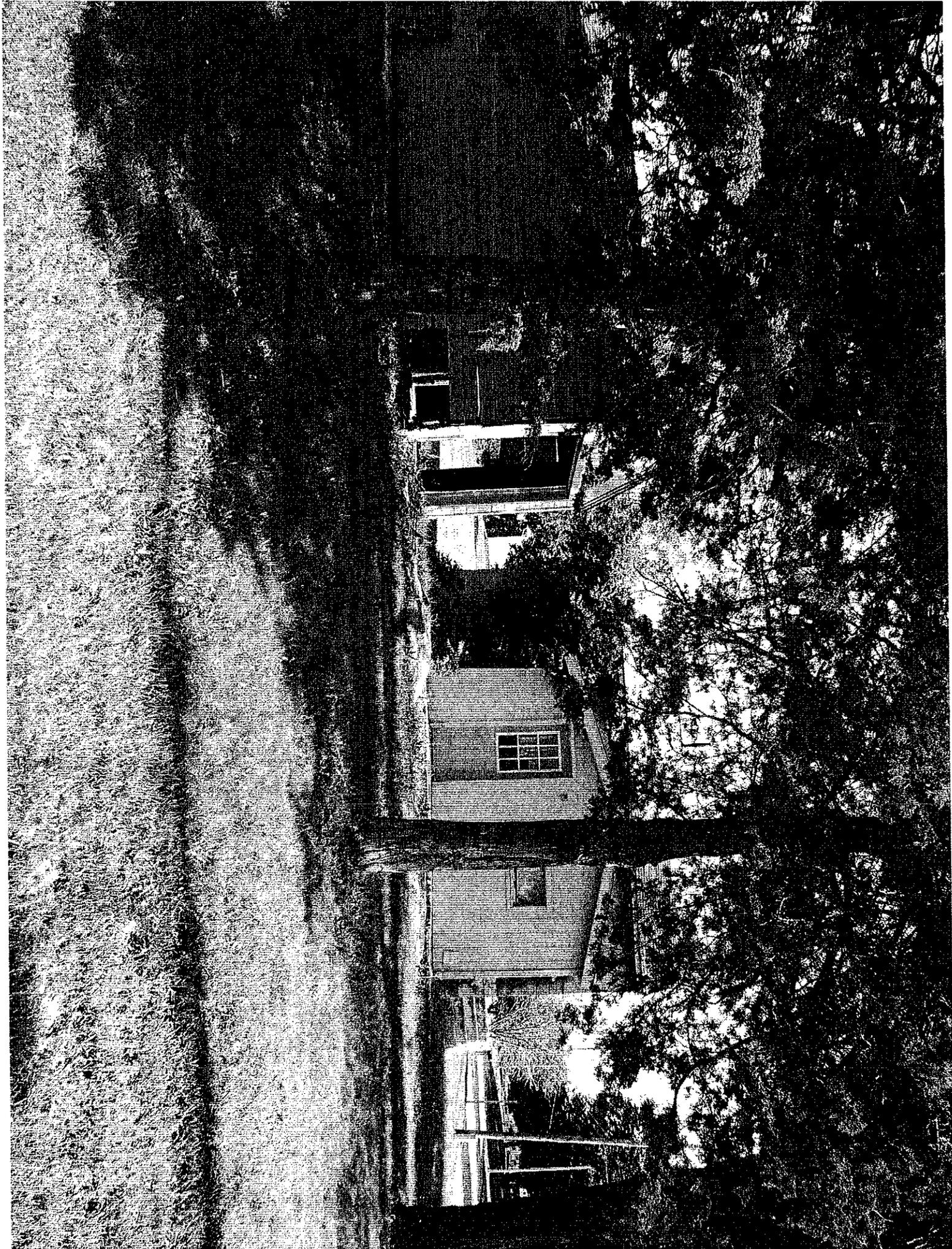
Estimate

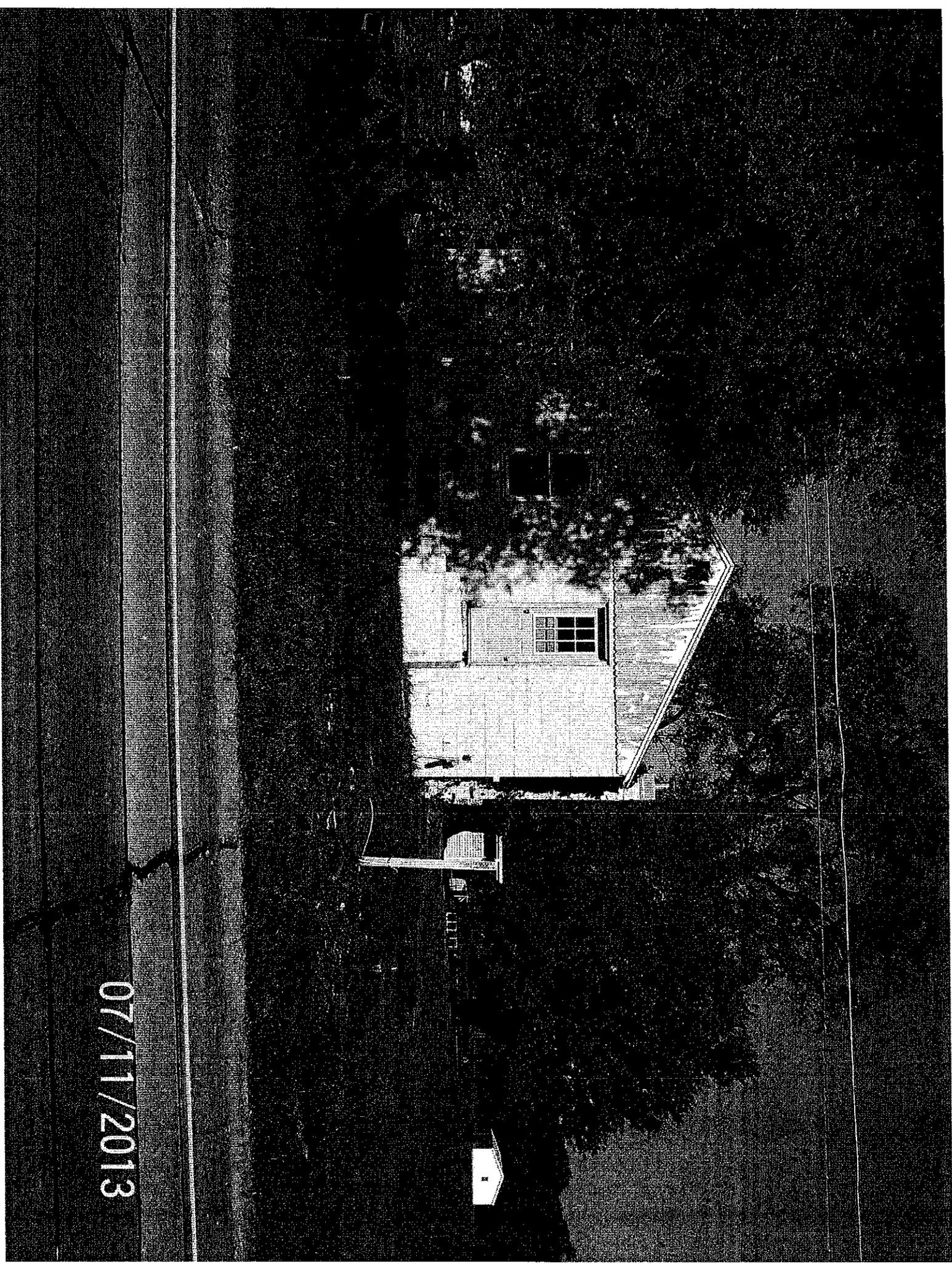
Date	Estimate #
5/29/2013	465

Name / Address
BRIAN BOY CONSTRUCTION 1103 SOUTH D OSKALOOSA, IA. 52577

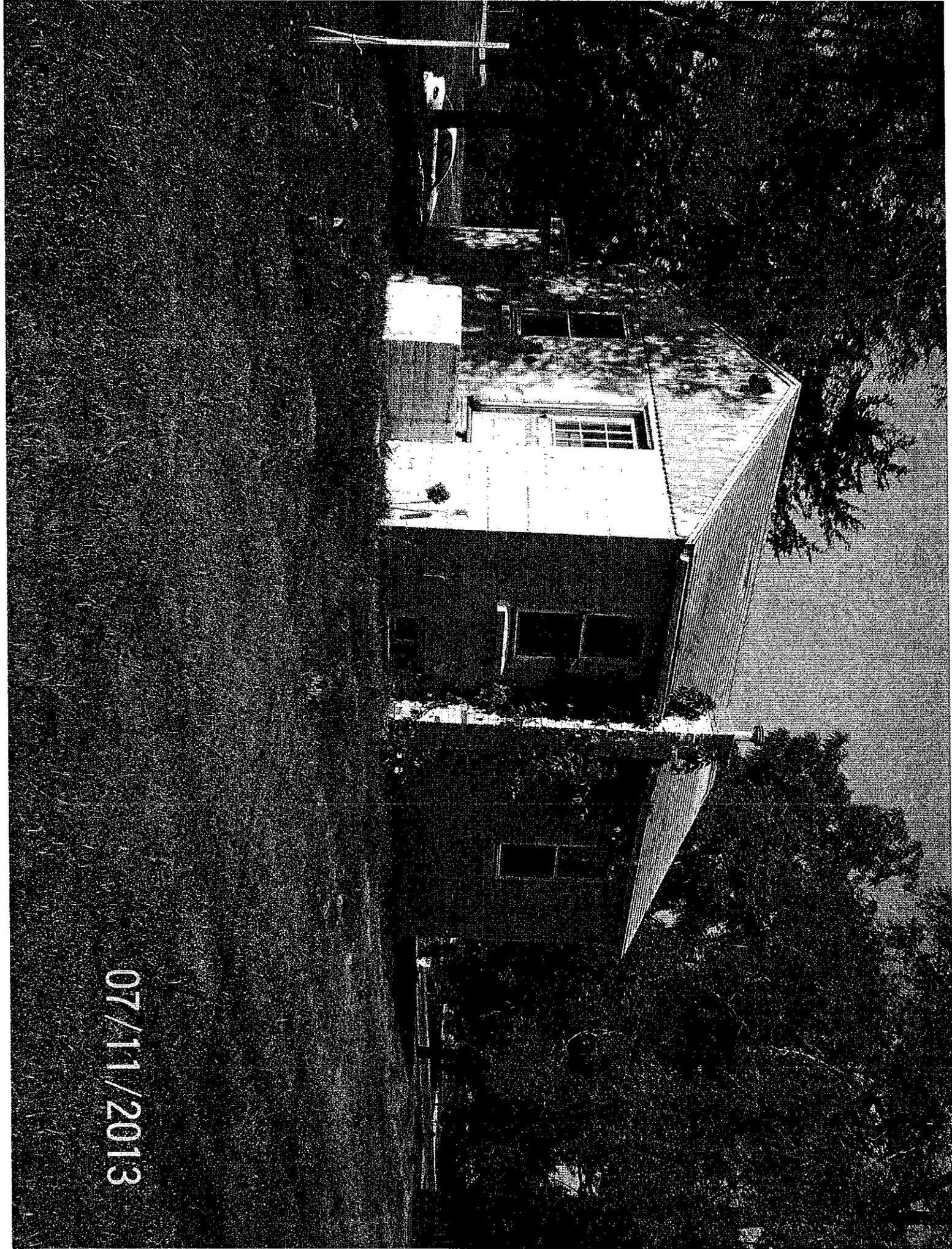
		Project
Description	Qty	Total
TEAR DOWN & HAUL AWAY HOUSE AT 921 SOUTH H		4,500.00
Total		\$4,500.00

Phone #	Fax #	E-mail
641-672-1537	641-673-7768	gsconst@kdsi.net





07/11/2013



07/11/2013

6-3-13

①

Document 2013- 1634 Stamp #: 469
 Book 2013 Page 1634
 Fee: 700 Real Estate Transfer Tax 1840
 Auditors Fee: 500
 Date: May 21, 2013 Time: 8:00 AM

Entered for taxation this
30 day of May, 2013
Lucan L. Brown
 MAHASKA COUNTY AUDITOR
 Corrine Simard, Deputy

Diane Upton Crookham - Mahaska County Recorder
 106 S. 1st Street, Oskaloosa, Iowa 52577 Eric

Prepared by Eric J. Palmer, 114 First Avenue East, Oskaloosa, IA 52577 641/673-7589
 Return recorded deed to: Eric J. Palmer, 114 First Avenue East, Oskaloosa, IA 52577
 Tax Statements to: Brian Booy Construction, L.L.C. 1107 South D Street, Oskaloosa, Iowa 52577

Warranty Deed

For the consideration of one (\$1.00) Dollar and other valuable consideration Gary Mitchell, a single person does hereby Convey unto Brian Booy Construction, L.L.C.

the following described real estate, situated in Mahaska County, Iowa, to-wit:
 Commencing at the Southeast Corner of Lot Four of Long's Subdivision of Lot Seventy-seven of Ninde, Williams and Company's Addition to the City of Oskaloosa, Iowa running thence North 63.25 feet, thence West 100 feet, thence South 63.25 feet, thence East 100 feet to the place of beginning. (commonly known as 921 South H Street, Oskaloosa, Iowa 52577)

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated this 17th day of May, 2013.

Gary Mitchell
 Gary Mitchell

STATE OF IOWA)
) ss.
 COUNTY OF MAHASKA)

On this 17 day of May, 2013, before me, the undersigned notary public in and for the state, personally appeared Gary Mitchell, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

BETTIE DOWNEY
 Notary Public in and for the State

Bettie Downey
 Notary Public in and for the State

CITY OF OSKALOOSA, IOWA
DEMOLITION ASSISTANCE PROGRAM APPLICATION

Applicant's Name: Greg Meyer
Applicant's Address: 718 North C St
Daytime Phone #: 641-660-5395
Address of property to be demolished: 714 North C St

Legal Description of property to be demolished:
S 34 2/3' Lot 1 + N 5' Lot 2 Blk 3 Donaher's Add

By signing this application the applicant acknowledges that he/she is aware that if improvements are not made on the property within two years of the date of dispersal that equal or exceed the current assessed value of the improvements to be demolished that the funds granted by the City will have to be repaid according to the City of Oskaloosa Housing Trust Fund Demolition Assistance Grant Program Plan. The applicant also verifies that the property is not occupied. The applicant further guarantees that the debris will be properly disposed of and will hold the City harmless for any damage or injury that may be caused during the demolition.

Signature Greg Meyer Date 6-19-13

TO BE FILLED OUT BY STAFF

- ____ Evidence of title received
- ____ Verification that applicant has authority to act on behalf of owner if applicant is different from owner
- ____ Bids Received
- ____ Copy of demolition permit
- ____ Assessed value of property before Demo:
Land _____ improvements _____
- ____ Assessed value of property after Demo:
Land _____ improvements _____
- ____ Date property was demolished: _____
- ____ Total cost of demolition: _____
- ____ Total DAP grant: _____
- ____ Date grant proceeds issued: _____
- ____ Date new improvements were made: _____

OHTF Chair Approval: _____ Housing Dept Approval _____

Oskaloosa
Housing
Trust Fund
Demolition
Assistance
Grant
Program

INTRODUCTION

Removal of dilapidated housing within the City of Oskaloosa is critical to the long-range development of the community. The 2000 census reflects an abundance of low-end housing in Oskaloosa that causes obvious appearance problems for the community's neighborhoods as well as draining the value of other properties. The implementation of this program is designed to reduce the cost of redevelopment of existing lots within the community that provides benefits by decreasing the need to develop new subdivisions and allows for opportunities to develop affordable housing.

PROGRAM OVERVIEW

The OHTF will provide a grant in the lesser amount of:

- 1) Actual and reasonable costs incurred by the owner of the property, or;
- 2) \$4,000 toward the costs of removal and disposal of vacant dilapidated housing structures within the City of Oskaloosa.

In consideration of the grant, the borrower shall agree to redevelop the property within two years. The assessed value of the redeveloped property shall equal or exceed the value of the structure(s) removed. If the improvements are not made within the two year period, the grant shall be repaid as stated in the Demolition Assistance Grant Program plan. Security for the grant shall be considered subordinate to any first mortgage lien related to the redevelopment of the subject property.

All applications shall have the review and approval of the OHTF Committee.

DISPOSAL OF DEMOLITION DEBRIS

All debris shall be properly disposed of in compliance with the rules and regulations of the

City of Oskaloosa including the removal and disposal of hazardous materials, such as asbestos.

GRANT PROCESSING PROCEDURES

Applications must be received and approved by the OHTF prior to demolition work commencing. Any work started prior to application approval shall be deemed ineligible for reimbursement. Applications shall be on the forms provided by the OHTF and include the following information:

1. A minimum of two bids for the demolition.
2. If the applicant is not the owner (i.e. executor of an estate) proof that the applicant has the authority to act on behalf of the owner.
3. Copy of the demolition permit for the property (to be provided after City grant approval).

The owner will be responsible for monitoring the demolition work, although City inspections will occur as required by the permits and to verify completion of the work. Upon completion of the demolition the City will issue a check payable to the owner and demolition contractor.

The OHTF shall be apprised of any improvements made to the property once the demolition has been completed so that the OHTF can determine compliance with the program's intent and issue the owner a Release of Lien.

ELIGIBLE COSTS

Costs eligible for reimbursement to the owner under this program shall be the actual and reasonable cost of:

- *Demolition permit
- *Disconnecting utilities

*Removal and proper disposal of hazardous waste

*Removal and proper disposal of above and below grade structure.

FEES

There is a \$75 application processing fee. The borrower shall also be responsible for all filing fees associated with the grant. All fees shall be paid before any demolition funds are released.

SELF HELP

It shall be the policy of the OHTF Committee that in situations where an owner wishes to do his/her own work on a demolition project that the allowable demolition cost shall be defined as those actual and reasonable costs incurred (e.g. cost of permits and rental of machinery and/or tools for actual and reasonable time to complete the task they are rented for) are the allowable cost. The OHTF will not reimburse the owner or owner's employees for time/wages expended on the project.

RETURN COMPLETED APPLICATIONS TO:

City of Oskaloosa-Building Official
804 South D Street
Oskaloosa, IA 52577

FOR MORE INFORMATION CONTACT:

The City of Oskaloosa
Building Inspection Department @ 673-7472 or,
City Clerk @641-673-9431

Lindsey Thomas

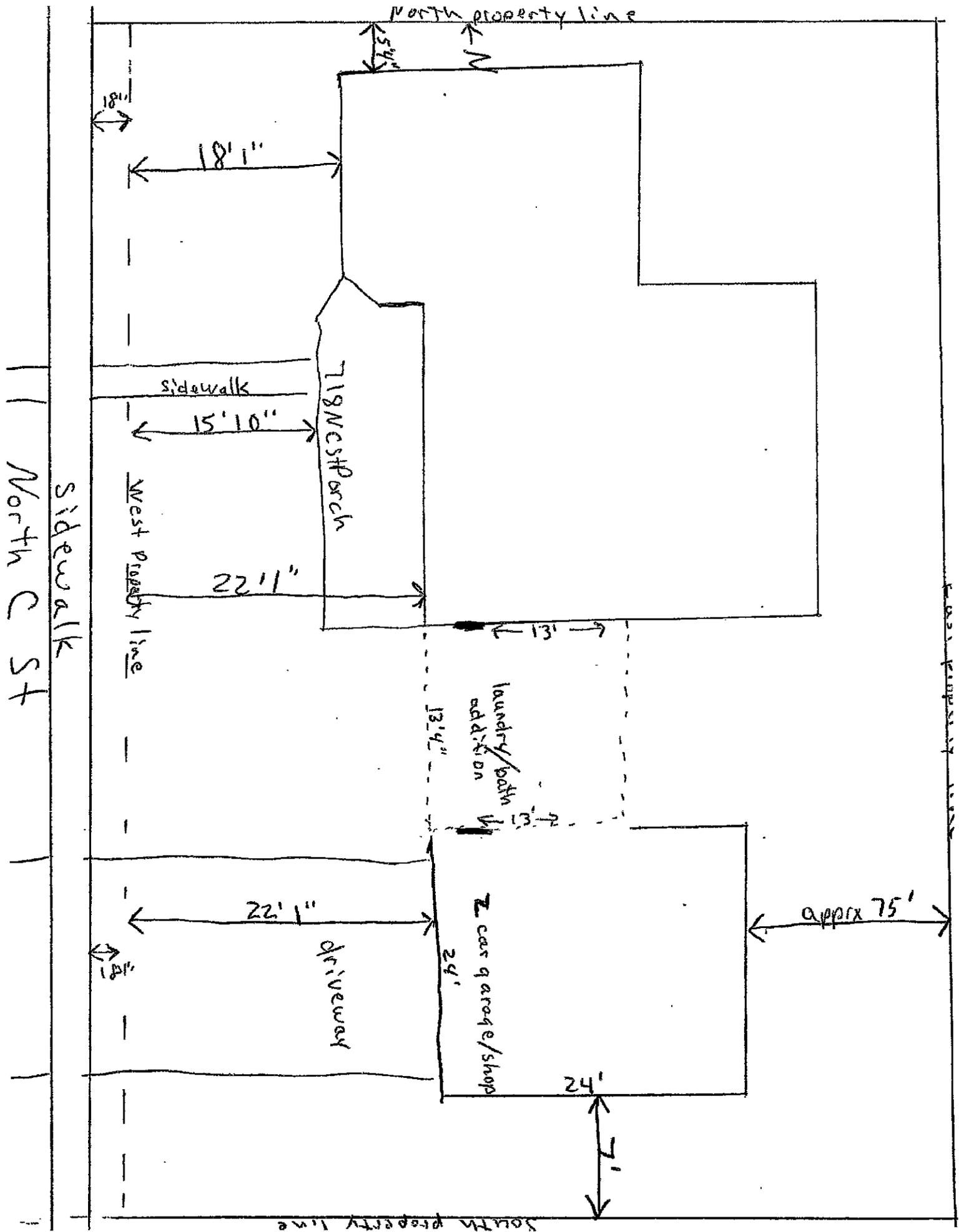
From: Lindsey Thomas
Sent: Monday, June 24, 2013 8:33 AM
To: 'Akhilesh Pal'
Cc: 'gamwlm@yahoo.com'
Subject: Combination of parcels

Akhilesh,

Our office intends to combine parcels 10-13-252-012 and 10-13-252-011 belonging to Greg and Wendy Meyer for the 2014 assessment year per Mr. Meyer's request. The addresses of these parcels are 714 and 718 North C Street. Let me know if you have further questions.

Thank you,

Lindsey Thomas
Mahaska County Assessor
Oskaloosa, IA 52577
641-673-5805



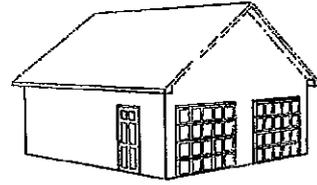
Items Selected:

Gable roof w/ 8/12 pitch, standard trusses 2' O.C.
 Truss Design Location Zip Code: 52577
 2x4 Wall Framing Material
 24' Wide X 24' Deep X 9' High
 Primed 6 1/4" Text. Fiber Cmmt Lap Siding
 Fiber Cement Lap Packing Charge(s)
 Primed Smart Trim Outside Corners
 7/16" OSB Wall Sheathing
 Nova Wrap
 12" gable/12" eave overhangs
 7/16" OSB Roof Sheathing
 Castlebrook, Heatherstone Gray Shingles
 Slant Back Vent(Metal), Brown
 Pine Soffit & Fascia
 White Regular Roof Edge
 2 - Garage Door Opener

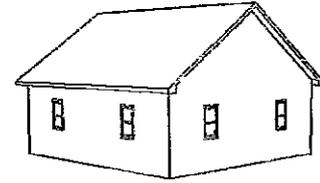
Options Selected:

The options you have selected are:
 30 LB Roof Felt
 2 Rows Granular Ice & Water Barrier
 2 - 9x7 Overhead Door - Insulated RP White
 1 - 36x30 Service Door - E1 6-Panel Steel RS
 4 - 24x42 Window - White Vinyl Single Hung

Front View



Back View



Today's estimated base price: \$4,098.76

The base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galvanized Regular Roof Edge, 8" Textured Vertical Hardboard Siding, No Service Doors, No Overhead Doors, No Windows, or Any Other Options.

Today's estimated price: \$7,980.99

If purchased today, you save: \$59.02

Monthly BIG Card payment: \$252.66

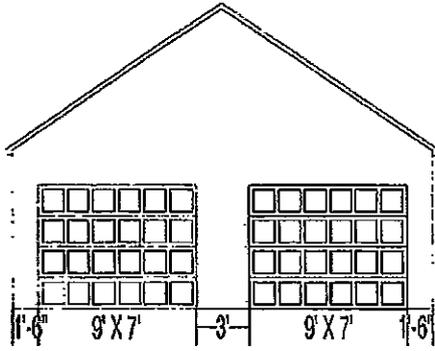
Jobsite delivery may be required for trusses.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE, THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

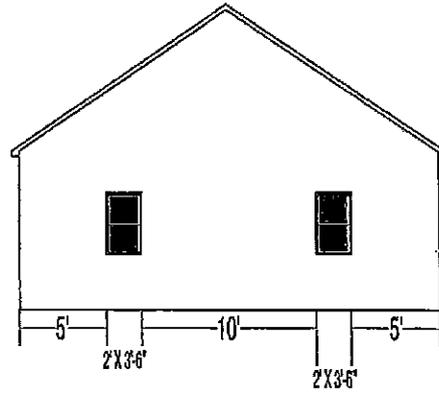
*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

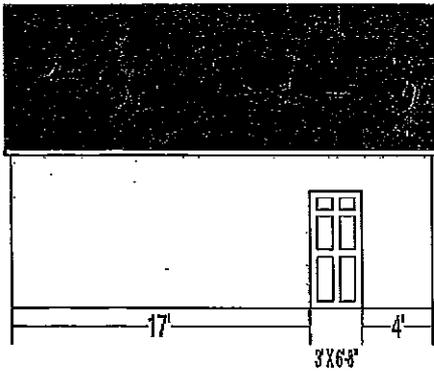


Gable Front View

(2) - 9X7 WHITE INSUL RAISED PNL EZSETTORSN M4SV

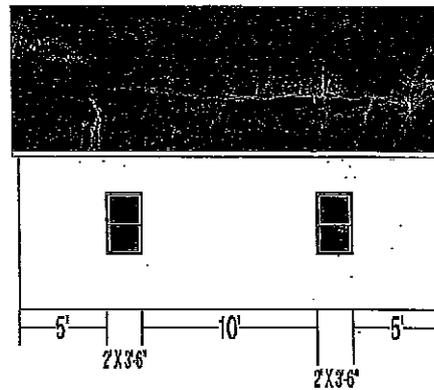


(2) - 24X42 VINYL SINGLE HUNG CLEAR GLASS



Eave Front View

(1) - E1 4-9/16 20MIN FIRE PH 36X80RH SPRING



Eave Back View

(2) - 24X42 VINYL SINGLE HUNG CLEAR GLASS

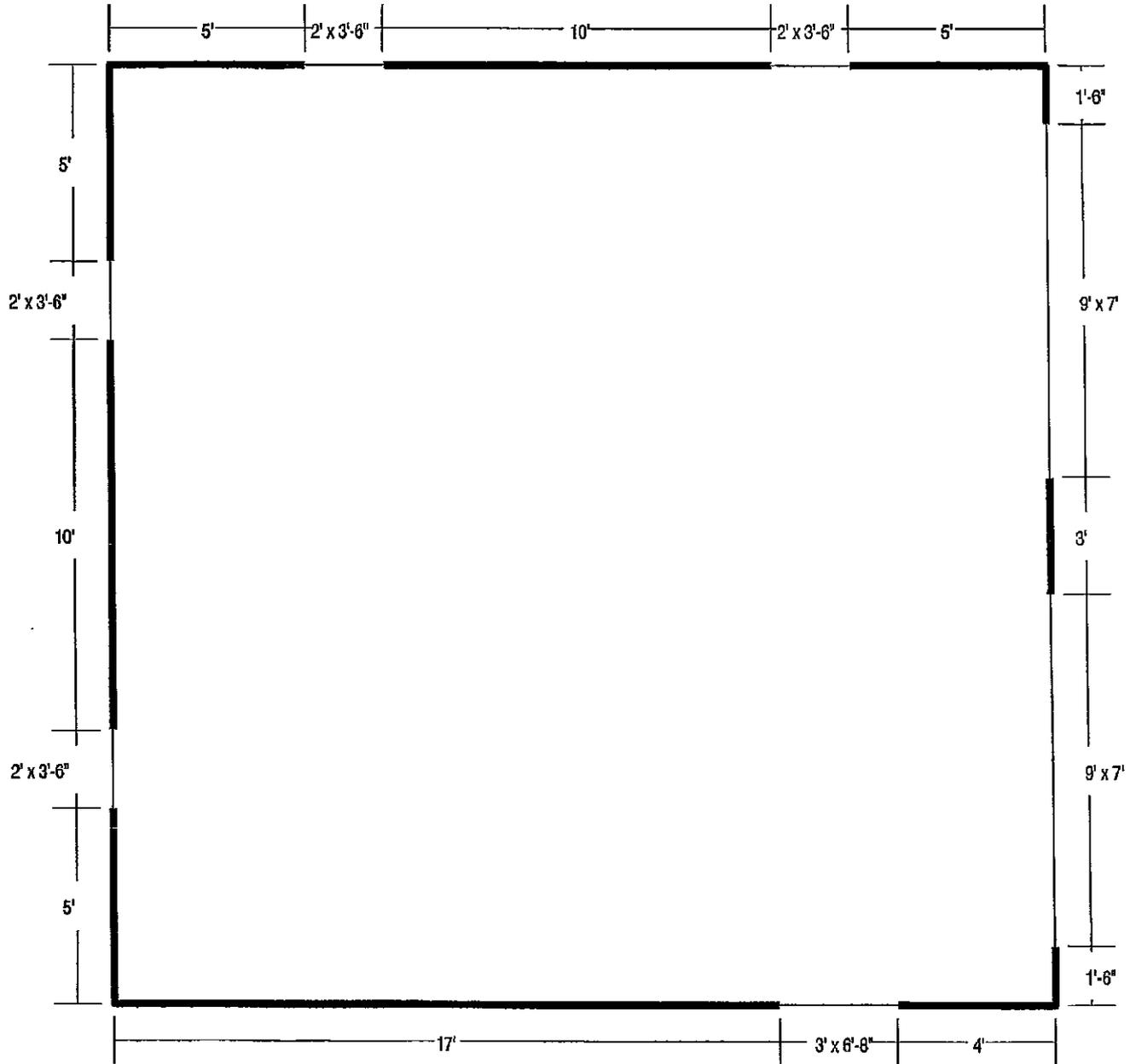
Building Size: 24 feet wide X 24 feet long X 9 feet high

Approximate Peak Height: 17 feet 5 inches (209 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

*** Garage Floor Plan.

Illustration May Not Depict All Options Selected



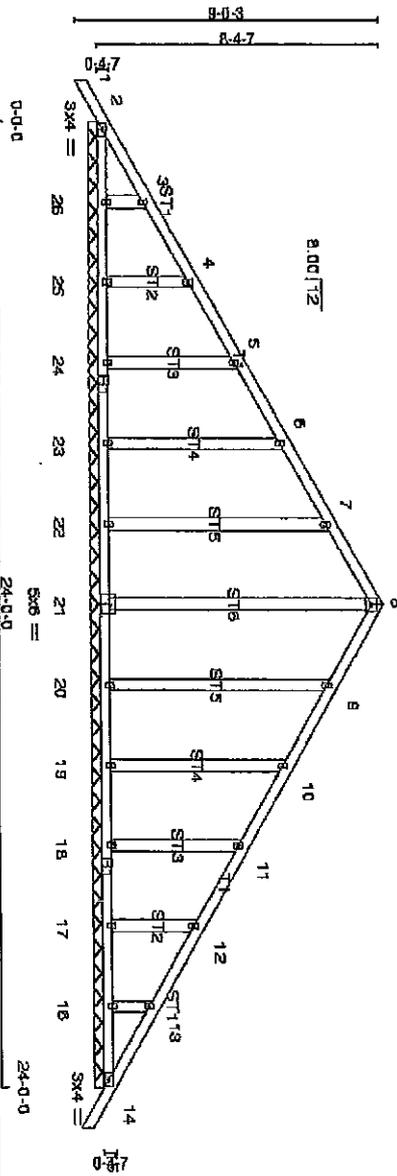
Building Size: 24 feet wide X 24 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center

Midwest Manufacturing, Eau Claire, WI, 54603

D:\e\mid\vae4\UACZ\m4\Y00\rv\2282u-8d8G0NN\p1\kark\K3RM\y\Zabozm\CH\PS3e8T\032280C

1-0-0 0-0-0 12-0-0 12-0-0 12-0-0 24-0-0 25-0-0 24-0-0 25-0-0 24-0-0



LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TOLL (roof)	2-0-0	TC	in (foot)	MT20	197/144
Snow (psf/g)	1.15	BC	15		
ICDL	1.15	WB	n/r		
TCDL	YES		n/r		
BCDL	Rep Stress Incr	0.22	14		
BCDL	Code IRC2006/TP12002	(Matrix)	n/a		
				Weight: 116 lb	FT = 0

LUMBER
 TOP CHORD 2 X 4 SPF No.2
 BOT CHORD 2 X 4 SPF No.2
 OTHERS 2 X 4 SPF Stud "Except"
 STG: 2 X 4 SPF No.2

BRACING
 TOP CHORD
 BOT CHORD
 Structural wood sheathing directly applied or 6-0-0 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 MITtek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 24-0-0.
 (lb) - Max Horiz 2=189(LC 8)
 Max Uplift 100 lb or less at joint(s) 2, 22, 23, 24, 25, 26, 20,
 19, 18, 17, 16, 14
 Max Grav. All reactions 250 lb or less at joint(s) 2, 21, 23, 24, 25, 26,
 19, 18, 17, 16, 14 except 22=275(LC 3), 20=275(LC 4)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

JOINT STRESS INDEX
 2 = 0.39, 3 = 0.68, 4 = 0.68, 5 = 0.68, 6 = 0.65, 7 = 0.68, 8 = 0.32, 9 = 0.38, 10 = 0.68, 11 = 0.68, 12 = 0.68, 13 = 0.68, 14 = 0.35, 15 = 0.65, 16 = 0.65, 17 = 0.68, 18 = 0.68, 19 = 0.68, 20 = 0.68, 21 = 0.22, 22 = 0.65, 23 = 0.68, 24 = 0.68, 25 = 0.68 and 26 = 0.65

NOTES
 1) Unbalanced roof live loads have been considered for this design.
 2) Wind: ASCE 7-05; 90mph; TODL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable and zone and C-C Extent(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DCL=1.60 plate grip DCL=1.60
 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MITtek "Standard Gable End Detail"

Continued on page 2

MIRWEST MANUFACTURING, CARU LANE W1 54 / 03

JUN 5 2013 5:20:51 PM LEK INDUSTRIES, INC. 1714 NOV 13 09:28:08 ZURE Page 1

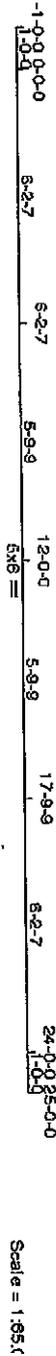


Plate Offsets (X,Y): [2:0-8-3,0-0-14], [6:0-8-3,0-0-14]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 30.0	Plates Increase 2-0-0	TC 0.54	in (loc)	MT20	197/144
TCCL 10.0	Lumber Increase 1.15	BC 0.82	Vert(TL) -0.22		
BCCL 0.0	Rep Stress Incr YES	WB 0.45	Horz(TL) -0.32		
BCDL 10.0	Code IRC2006/TP12002	(Matrix)	Horz(TL) 0.06		
				Weight: 85 lb	

LUMBER
TC 2 X 4 SPF No.2
BC 2 X 4 SPF No.2
WB 2 X 3 SPF Stud

BRACING
TOP CHORD Structural wood sheathing directly applied or 3-8-11 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 2=1349/0-3-8, 6=1349/0-3-8
Max Horz 2=-189(LC 7)
Max Uplift 2=-124(LC 9), 6=-124(LC 10)
Max Grav 2=1357(LC 2), 6=1357(LC 2)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/43, 2-3=-1896/173, 3-13=-167/200, 4-13=-1539/225, 4-14=-1539/225, 5-14=-167/200,
5-6=-1896/173, 6-7=0/43
BOT CHORD 2-10=-99/1451, 10-11=0/981, 9-11=0/981, 9-12=0/981, 8-12=0/981, 6-8=-42/1451
WEBS 3-10=-454/185, 4-10=-82/752, 4-8=-82/752, 5-9=-454/185

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-05; 90mph; h=25ft; TCCL=4.2psf; BCCL=6.0psf; Category II; Exp B; enclosed; M/W/R/S (low-rise) gable end zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33. This truss is designed for C-C for members and forces, and for M/W/R/S for reactions specified.
 - 3) TCCL: ASCE 7-05; P=30.0 psf roof live load; Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp.; Ps=29.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cs=1.1
 - 4) Roof design snow load has been reduced to account for slope.
 - 5) Unbalanced snow loads have been considered for this design.
 - 6) This truss has been designed for greater or min roof live load of 16.0 psf or 1.00 times flat roof load of 29.7 psf on continuous di brace.

Edel Inc.
 2426 265th Street
 Oskaloosa, Iowa 52577
 office phone/fax 641-672-0293
 Brian Cell 641-660-5662

Estimate

DATE	ESTIMATE #
6/15/2013	145

BILL TO
Greg Meyer 718 North C Street Oskaloosa, Iowa 52577

DESCRIPTION	QTY	RATE	AMOUNT
714 North C			0.00
Tear down existing house and haul away, fill hole with fill dirt, permits			5,000.00
Does not include disconnecting sewer and water at owner request.			0.00
Subtotal			5,000.00
7% Tax			350.00
Total			5,350.00

Sent from Yahoo! Mail on Android

From: RUSS PARKER <allisone@msn.com>;
To: Greg Meyer <gamwlm@yahoo.com>;
Subject: RE: Demolition quote
Sent: Thu, Jun 6, 2013 12:26:30 PM

Russ Parker Enterprisess
LLC
PO Box 571
Oskaloosa IA, 52577
(641) 295- 1902
Contractor Registration # C110891
Insured and Bonded through Insurance Group Services - Further information upon request

Greg Meyer
714 North C Street
Oskaloosa IA 52577

Demolish and remove all debris (house) located @ 714 North C Street Oskaloosa IA. The entire house will be removed and all debris properly disposed. Debris include main house and foundation. Any and all hazardous material(s) will be in addition to the bid and/ or the homeowners responsibility such as asbestos. The home owner will have the water shut off at the main and ensure that gas lines are turned off at the main. No fill is included with in the bid. I will provide machinery and labor to fill the basement hole.

total for material-labor-disposal fees-and-required permit

\$6300.00

Russ Parker

Date: Sat, 1 Jun 2013 13:04:29 -0700
From: gamwlm@yahoo.com
Subject: Demolition quote
To: allisone@msn.com

Russ, could you forward me the quote for the demolition of the property of mine at 714 North C St. Thank you. Greg Meyer

Sent from Yahoo! Mail on Android

Summary

Parcel ID 1013252012
Office Map 916
Property Address 714 North C
 Oskaloosa
Sec/Twp/Rng 13-75-16
Brief Legal Description S 34 2/3' LOT 1 & N 5' LOT 2 BLK 3 DONAH EYS ADD
 (Note: Not to be used on legal documents)
Document(s) CON: 2007-3267 (8/30/2007)
 REC: 2012-4091 (12/11/2012)
 REC: 2013-1241 (4/15/2013)
 REC: 273-454
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
CSR N/A
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District OSKALOOSA
School District OSKALOOSA SCH



Click to Enlarge

If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

Owner

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Meyer, Gregory A/Wendy L 718 N C St Oskaloosa, IA 52577-2125		

Land

Lot Dimensions Regular Lot: 40.00 x 120.00
Lot Area 0.11 Acres; 4,800 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1920
Condition Very Poor
Grade what's this? N/A
Brick or Stone Veneer
Total Gross Living Area 859 SF
Attic Type 1/2 Finished; 222.6 SF
Basement Area Type 1/2
Basement Area
Basement Finished Area
Plumbing 1 Full Bath;
Fireplaces
Porches 1S Frame Open (84 SF);
Decks
Additions

Garages

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
4/15/2013	VELDHUIZEN, LEROY/FRANCES E	MEYER, GREGORY A/WENDY L	2013-1241	Fulfillment of prior year contract	Warranty Deed		\$0.00
8/30/2007	VELDHUIZEN, LEROY/FRANCES E	MEYER, GREGORY A/WENDY L	2007-3267	Normal Arms-Length Transaction	Contract		\$16,000.00
8/29/1997	VELDHUIZEN, LEROY/FRANCES E	VELDHUIZEN, LEROY/FRANCES E	273-454	Quit Claim Deed	Warranty Deed	Y	\$0.00

Valuation

	2013	2012	2011	2010
+ Land	\$4,900	\$4,900	\$6,720	\$6,720
+ Building	\$6,770	\$6,770	\$14,050	\$14,050
= Total Assessed Value	\$11,670	\$11,670	\$20,770	\$20,770

VALUES ARE NOT CERTIFIED UNTIL APRIL 15TH AND ARE SUBJECT TO BOARD OF REVIEW

Taxation

	2012	2011	2010
+ Taxable Land Value	\$2,588	\$3,411	\$3,261
+ Taxable Building Value	\$3,576	\$7,131	\$6,818
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$6,164	\$10,542	\$10,079
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$6,164	\$10,542	\$10,079
x Levy Rate (per \$1000 of value)	0.00000	38.36108	41.30253
= Gross Taxes Due	\$0.00	\$404.40	\$416.29
- Ag Land Credit		\$0.00	\$0.00
- Disabled and Senior Citizens Credit		\$0.00	\$0.00
- Family Farm Credit		\$0.00	\$0.00
- Homestead Credit		\$0.00	\$0.00
- Prepaid Tax		\$0.00	\$0.00
= Net Taxes Due		\$404.00	\$416.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

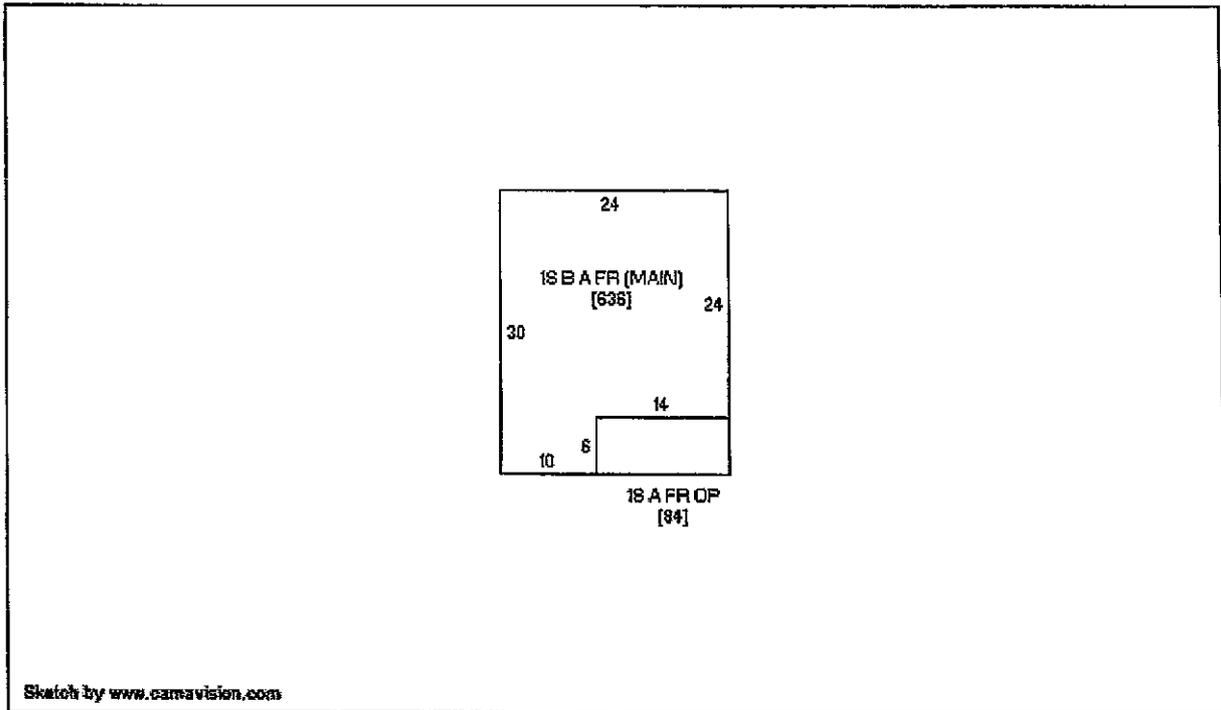
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2011	March 2013	\$202	Yes	4/6/2013	14680
	September 2012	\$202	Yes	9/20/2012	
2010	March 2012	\$208	Yes	3/30/2012	14679
	September 2011	\$208	Yes	9/30/2011	
2009	March 2011	\$204	Yes	5/17/2011	14640
	September 2010	\$204	Yes	10/8/2010	
2008	March 2010	\$195	Yes	6/21/2010	14622
	September 2009	\$195	Yes	2/12/2010	

Photos



Sketches



②

Document 2013- 1241 Stamp #: -0-
Book 2013 Page 1241
Fee: 1200 Real Estate Transfer Tax -0-
Auditors Fee: 500
Date: June 16, 2013 Time: 2:25pm

Heslinga
Diane Upton Crookham - Mahaska County Recorder
106 S. 1st Street, Oskaloosa, Iowa 52577



CORRECTIVE
WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Garold F. Heslinga, 118 N. Market, Oskaloosa, IA 52577, Phone: (641) 673-9481

Taxpayer Information: (Name and complete address)
Gregory A. and Wendy L. Meyer, 718 North C Street, Oskaloosa, IA 52577

Return Document To: (Name and complete address)
Garold F. Heslinga, 118 N. Market, Oskaloosa, IA 52577, Phone: (641) 673-9481

Grantors:
LeRoy Veldhuizen
Frances E. Veldhuizen

Grantees:
Gregory A. Meyer
Wendy L. Meyer

Legal description: See Page 2
Document or instrument number of previously recorded documents:



**CORRECTIVE
WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration,
LeRoy Veldhuizen and Frances E. Veldhuizen, husband and wife,

do hereby Convey to
Gregory A. Meyer and Wendy L. Meyer, husband and wife, as joint tenants and not as tenants in
common, with all and full rights of survivorship, the
following described real estate in Mahaska County, Iowa:

The South Thirty-four and eight-twelfths feet of Lot One and the North Five feet of Lot Two, all in
Block Three of Donahey's Addition to the City of Oskaloosa, Iowa.

This Deed corrects and replaces the Deed recorded December 18, 2012 as Document #2012-4091 and is
in satisfaction of the Contract recorded as Document #2007-3267.

This deed is exempt according to Iowa Code 428A.2(10).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real
estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the
real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors
Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above
stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and
to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the
singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4-15-13

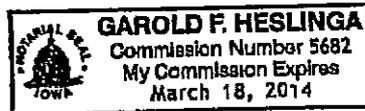
LeRoy Veldhuizen
LeRoy Veldhuizen (Grantor)

Frances E. Veldhuizen
Frances E. Veldhuizen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MAHASKA
This instrument was acknowledged before me on APRIL 15 2013, by LeRoy
Veldhuizen and Frances E. Veldhuizen, husband and wife,



Garold F. Heslinga, Notary Public

2-2

CITY OF OSKALOOSA, IOWA
DEMOLITION ASSISTANCE PROGRAM APPLICATION

Applicant's Name: Ken De Baef - De Baef Enterprises LLC
Applicant's Address: 2020 Essex Ave Leighton Ia 50443
Daytime Phone #: 841-660-1244
Address of property to be demolished: 433 N. 6th

Legal Description of property to be demolished:

By signing this application the applicant acknowledges that he/she is aware that if improvements are not made on the property within two years of the date of dispersal that equal or exceed the current assessed value of the improvements to be demolished that the funds granted by the City will have to be repaid according to the City of Oskaloosa Housing Trust Fund Demolition Assistance Grant Program Plan. The applicant also verifies that the property is not occupied. The applicant further guarantees that the debris will be properly disposed of and will hold the City harmless for any damage or injury that may be caused during the demolition.

Signature [Signature] Date 5-2-13
TO BE FILLED OUT BY STAFF _____

- Evidence of title received
- Verification that applicant has authority to act on behalf of owner if applicant is different from owner
- Bids Received
- Copy of demolition permit _____
- Assessed value of property before Demro: _____
- Land \$ 10,110 improvements _____
- Assessed value of property after Demro: _____
- Land _____ improvements _____
- Date property was demolished: _____
- Total cost of demolition: _____
- Total DAP grant: _____
- Date grant proceeds issued: _____
- Date new improvements were made: _____

OHTF Chair Approval: _____ CD Director Approval _____

Oskaloosa
Housing
Trust Fund
Demolition
Assistance
Grant
Program

INTRODUCTION

Removal of dilapidated housing within the City of Oskaloosa is critical to the long-range development of the community. The 2000 census reflects an abundance of low-end housing in Oskaloosa that causes obvious appearance problems for the community's neighborhoods as well as draining the value of other properties. The implementation of this program is designed to reduce the cost of redevelopment of existing lots within the community that provides benefits by decreasing the need to develop new subdivisions and allows for opportunities to develop affordable housing.

PROGRAM OVERVIEW

The OHTF will provide a grant in the lesser amount of:

- 1) Actual and reasonable costs incurred by the owner of the property, or;
- 2) \$4,000 toward the costs of removal and disposal of vacant dilapidated housing structures within the City of Oskaloosa.

In consideration of the grant, the borrower shall agree to redevelop the property within two years. The assessed value of the redeveloped property shall equal or exceed the value of the structure(s) removed. If the improvements are not made within the two year period, the grant shall be repaid as stated in the Demolition Assistance Grant Program plan. Security for the grant shall be considered subordinate to any first mortgage lien related to the redevelopment of the subject property.

All applications shall have the review and approval of the OHTF Committee.

DISPOSAL OF DEMOLITION DEBRIS

All debris shall be properly disposed of in compliance with the rules and regulations of the

City of Oskaloosa including the removal and disposal of hazardous materials, such as asbestos.

GRANT PROCESSING PROCEDURES

Applications must be received and approved by the OHTF prior to demolition work commencing. Any work started prior to application approval shall be deemed ineligible for reimbursement. Applications shall be on the forms provided by the OHTF and include the following information:

1. A minimum of two bids for the demolition.
2. If the applicant is not the owner (i.e. executor of an estate) proof that the applicant has the authority to act on behalf of the owner.
3. Copy of the demolition permit for the property (to be provided after City grant approval).

The owner will be responsible for monitoring the demolition work, although City inspections will occur as required by the permits and to verify completion of the work. Upon completion of the demolition the City will issue a check payable to the owner and demolition contractor.

The OHTF shall be apprised of any improvements made to the property once the demolition has been completed so that the OHTF can determine compliance with the program's intent and issue the owner a Release of Lien.

ELIGIBLE COSTS

Costs eligible for reimbursement to the owner under this program shall be the actual and reasonable cost of:

- *Demolition permit
- *Disconnecting utilities

*Removal and proper disposal of hazardous waste
*Removal and proper disposal of above and below grade structure.

FEES

There is a \$75 application processing fee. The borrower shall also be responsible for all filing fees associated with the grant. All fees shall be paid before any demolition funds are released.

SELF HELP

It shall be the policy of the OHTF Committee that in situations where an owner wishes to do his/her own work on a demolition project that the allowable demolition cost shall be defined as those actual and reasonable costs incurred (e.g. cost of permits and rental of machinery and/or tools for actual and reasonable time to complete the task they are rented for) are the allowable cost. The OHTF will not reimburse the owner or owner's employees for time/wages expended on the project.

RETURN COMPLETED APPLICATIONS TO:
Community Development Dept.
220 South Market
Oskaloosa, IA 52577

FOR MORE INFORMATION CONTACT:
The City of Oskaloosa
Building Inspection Department @ 673-7472 or,
Community Development Department @ 673-8361

TD Sitework LLC.

2365 Ventura Ave
RoseHill, IA 52586
(641)632-8334
FED ID # 20-2489729

Estimate

Date	Estimate #
5/1/2013	1134

Name / Address
Ken DeBoef Leighton, IA

			Project
Description	Qty	Cost	Total
Demo of house, hauled to landfill, sewer, water disconnect, all fees @ 433 North 6th - Oskaloosa	1	5,000.00	5,000.00
Total			\$5,000.00

PROPOSAL

Page # _____ of _____ pages

Curt Smith
Curt's Excavating
641-660-3400
P.O. Box 24
Beacon, IA 52534

Proposal Submitted To: <i>Ken DeBoer</i>	Job Name <i>Demo</i>	Job #
Address	Job Location <i>433 N 6th</i>	
	Date	Date of Plans
Phone #	Fax #	Architect

We hereby submit specifications and estimates for:

*Demo house at 433 N 6th
in Oskaloosa. Haul house to landfill
and remove basemt.*

total = \$6000⁰⁰

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 6000 Dollarswith payments to be made as follows: due within 10 days of completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted*Curt's D. Smith*

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

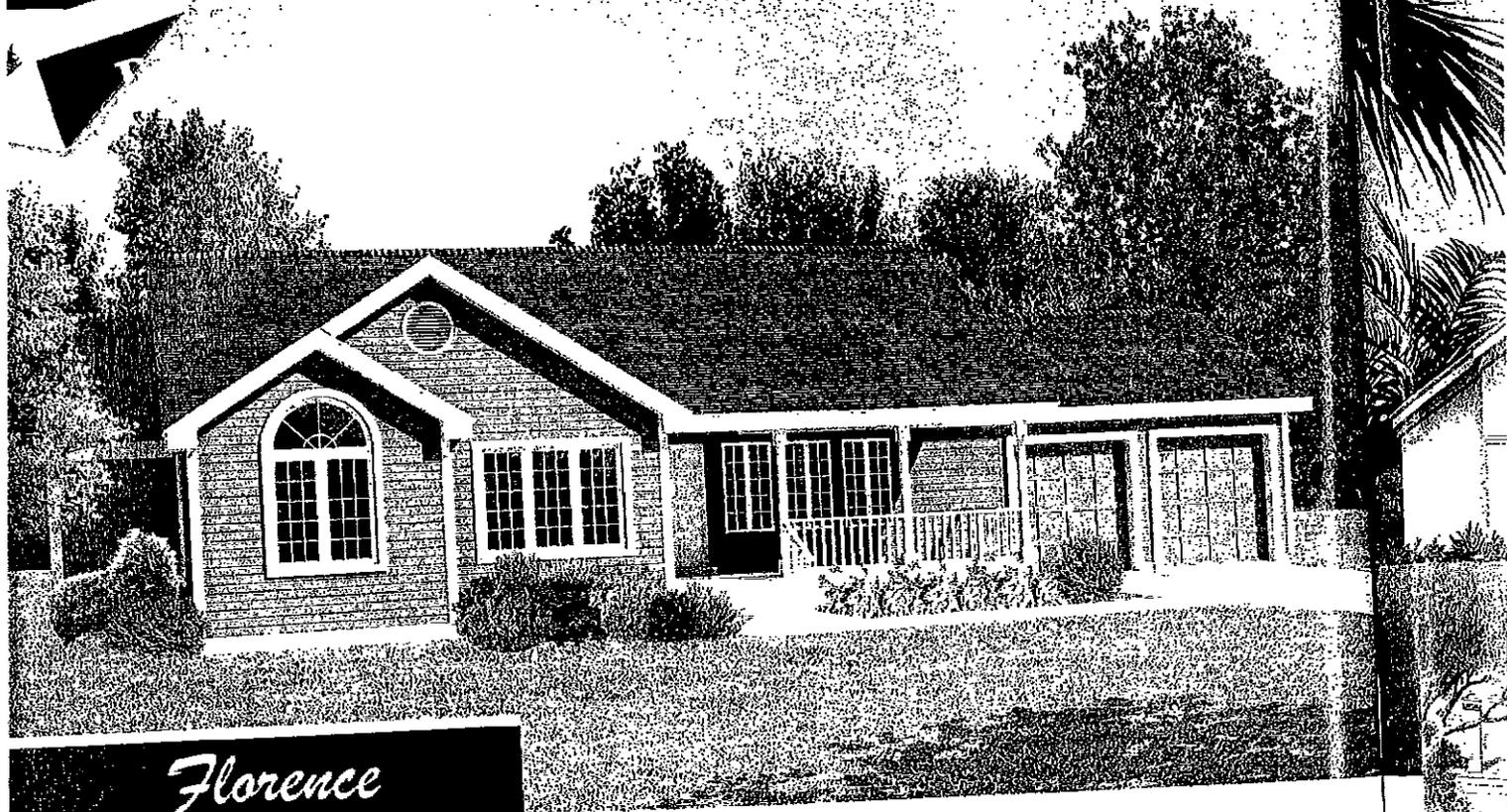
Signature _____

\$170,000.00

Plan # 101-017D-0005

MENARDS

Pl



Florence

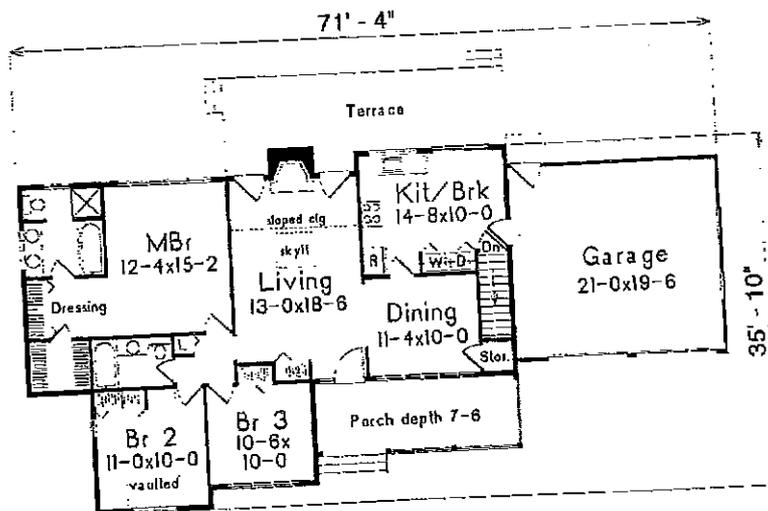
Comfortable One-Story Country Home

1,367 total square feet of living area

Special features

- ◆ Energy efficient home with 2" x 6" exterior walls
- ◆ Neat front porch shelters the entrance
- ◆ Dining room has a full wall of windows and storage area
- ◆ Breakfast area leads to the rear terrace through sliding doors
- ◆ The large living room features a high ceiling, skylight and fireplace
- ◆ 3 bedrooms, 2 baths, 2-car garage
- ◆ Basement foundation, drawings also include slab foundation

Price Code B



Summary

Parcel ID 1118158005
Office Map 967
Property Address 433 North 6th
 Oskaloosa
Sec/Twp/Rng 18-75-15
Brief Legal Description N 109.5' S 154.5' LO T A SW NW
 (Note: Not to be used on legal documents)
Document(s) REC: 2013-1264 (4/15/2013)
 REC: 275-227
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
CSR N/A
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District OSKALOOSA
School District OSKALOOSA SCH



Click to Enlarge

If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

Owner

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Deboef Enterprises LLC 2020 Fischer Ave Leighton, IA 50143		

Land

Lot Dimensions Regular Lot: 110.00 x 120.00
Lot Area 0.30 Acres; 13,200 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Architectural Style N/A
Year Built 1900
Condition Very Poor
Grade what's this? N/A
Brick or Stone Veneer
Total Gross Living Area 1,362 SF
Attic Type None;
Basement Area Type Full
Basement Area 816
Basement Finished Area
Plumbing 1 Full Bath;
Fireplaces
Porches 1S Frame Enclosed (126 SF);
Decks
Additions 1 Story Frame (216 SF) (216 Bsmt SF);
Garages

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
4/15/2013	BATTLE, ETTA L ESTATE	DEBOEF ENTERPRISES L L C	2013-1264	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Court Officer Deed		\$10,000.00
1/23/1998	SIMPSON, GRACE E	BATTLE, ETTA L	275-227	Fulfillment of Prior Year Contract	Warranty Deed	Y	\$0.00
3/1/1977			201-501	Unuseable Sale - Other	Contract	Y	\$10,000.00

Valuation

		2013	2012
+	Land	\$10,110	\$10,110
+	Building	\$9,780	\$9,780
=	Total Assessed Value	\$19,890	\$19,890

VALUES ARE NOT CERTIFIED UNTIL APRIL 15TH AND ARE SUBJECT TO BOARD OF REVIEW

Taxation

		2012
+	Taxable Land Value	\$5,340
+	Taxable Building Value	\$5,165
+	Taxable Dwelling Value	\$0
=	Gross Taxable Value	\$10,505
-	Military Exemption	\$0
=	Net Taxable Value	\$10,505
x	Levy Rate (per \$1000 of value)	0.00000
=	Gross Taxes Due	\$0.00
-	Ag Land Credit	
-	Disabled and Senior Citizens Credit	
-	Family Farm Credit	
-	Homestead Credit	
-	Prepaid Tax	
=	Net Taxes Due	

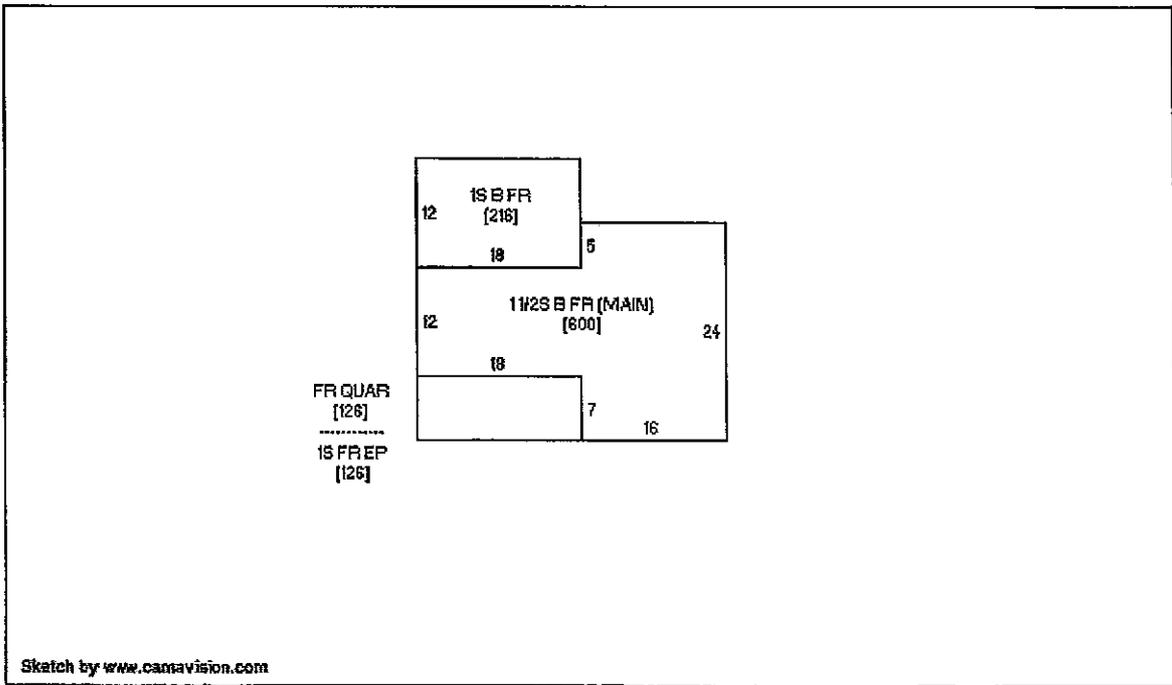
Pay Property Taxes

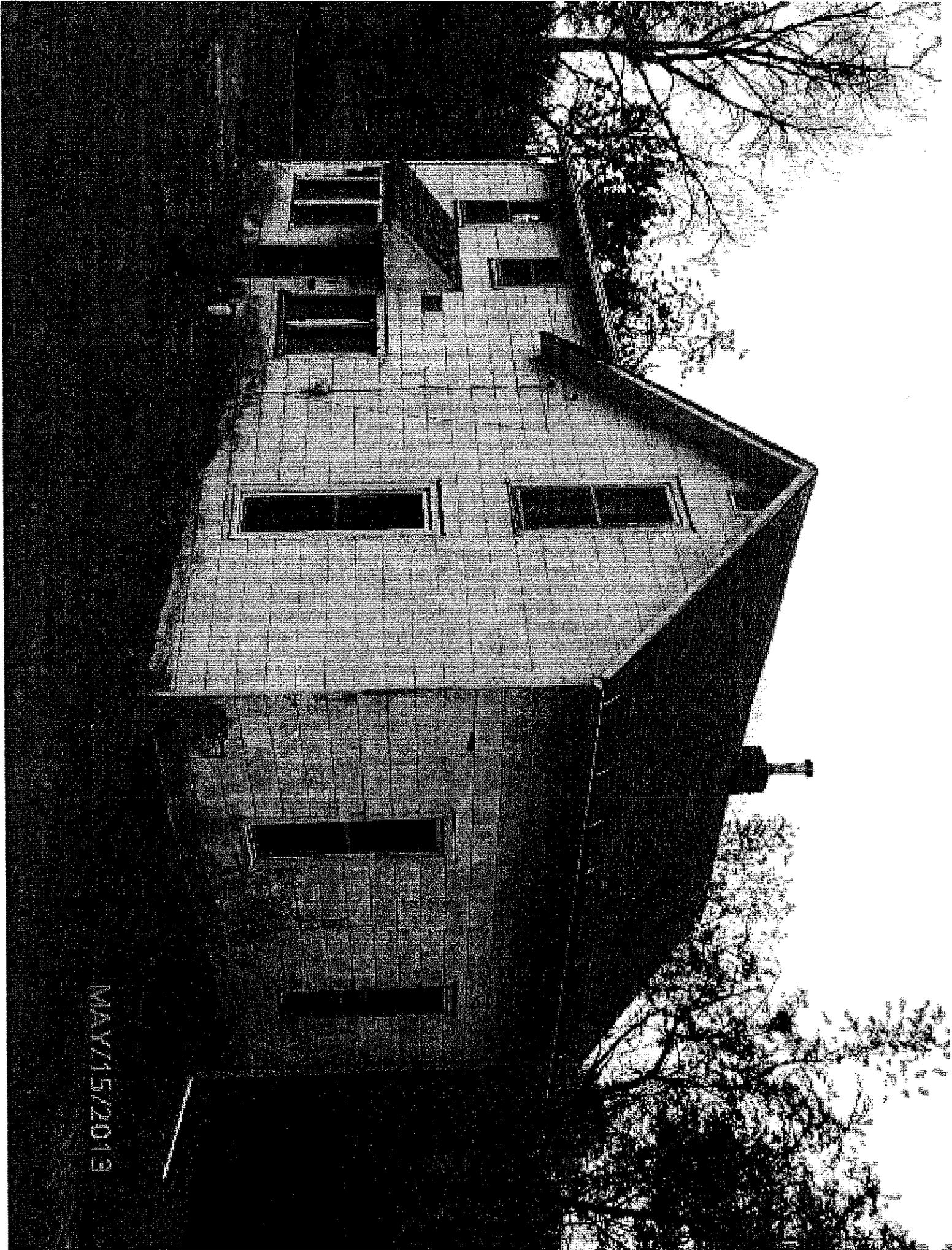
[Click here to pay property taxes for this parcel.](#)

Photos



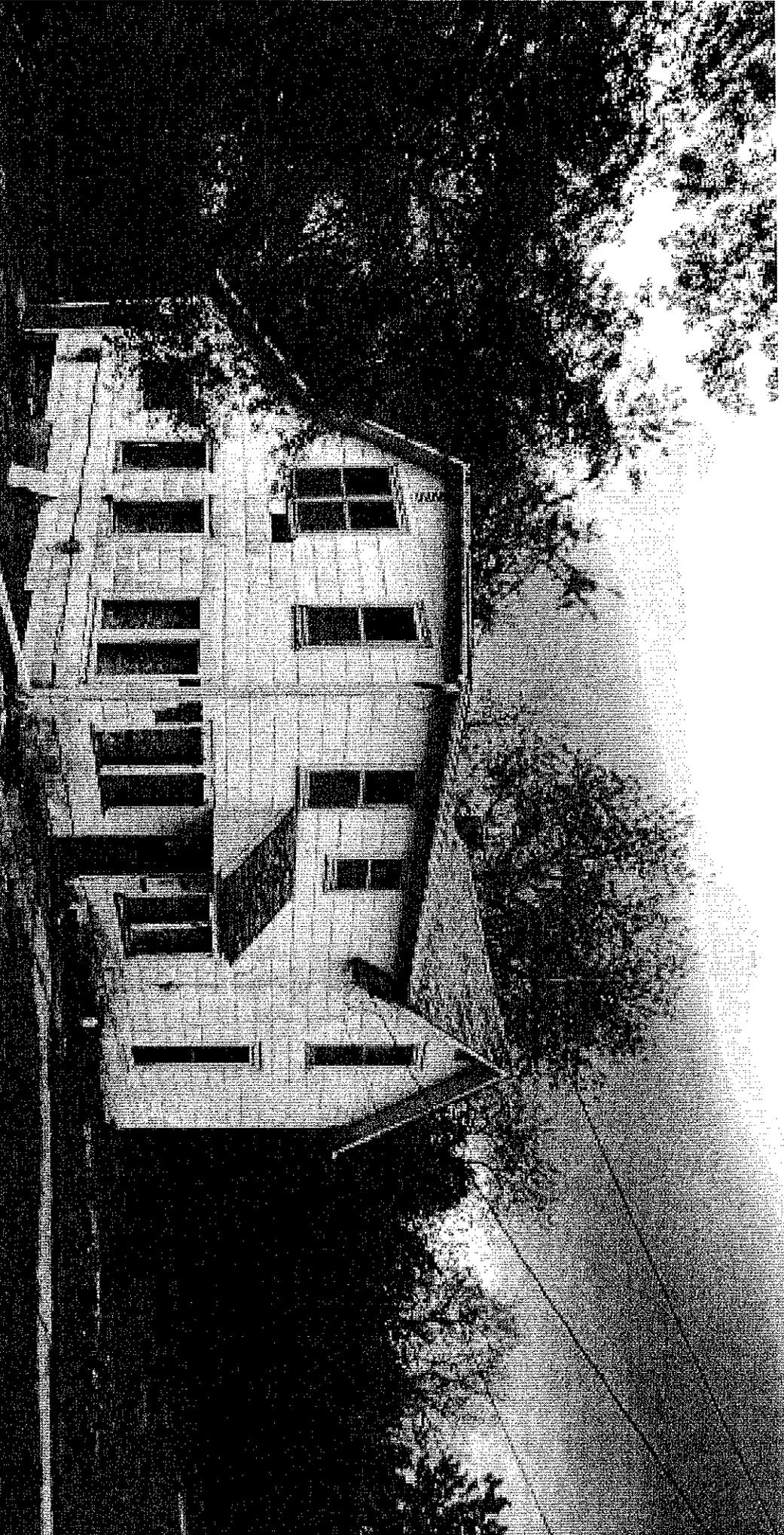
Sketches





MAY/15/2013

MAY/15/2019



③

Document 2013- 1264 Stamp #: 422
Book 2013 Page 1264
Fee: 17⁰⁰ Real Estate Transfer Tax 1520
Auditors Fee: 5⁰⁰
Date: April 18, 2013 Time: 1:33 pm

Entered for taxation this
24 day of Apr 20 13
Jason Z. Brown
MAHASKA COUNTY AUDITOR
Corrine Simoth, Deputy

Diane Upton Crookham - Mahaska County Recorder
106 S. 1st Street, Oskaloosa, Iowa 52577 DB



COURT OFFICER DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Michael W. Buckner, 3324 Kimball Avenue, Waterloo, IA 50702, Phone: (319) 234-2638

Taxpayer Information: (Name and complete address)

DeBoef Enterprises, LLC, 2020 Fischer Avenue, Leighton, IA 50143

Return Document To: (Name and complete address)

DeBoef Enterprises, LLC, 2020 Fischer Avenue, Leighton, IA 50143

Grantors:

The Estate of Etta L. Battle
by Ralph O. Longus III, Executor

Grantees:

DeBoef Enterprises, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

In Re The Estate of Etta L. Battle

now pending in the Iowa District Court

in and for Mahaska County, Probate No. ESPR033596

Pursuant to the authority and power vested in the undersigned, and in consideration of one
Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated
below, hereby Convey(s) to
DeBoef Enterprises, LLC

the following described real estate in Mahaska County, Iowa:

A strip of ground 154 1/2 feet in equal width off from the entire South side of Lot "A" of the Subdivision of Lot Two of the Southwest Fractional Quarter of the Northwest Quarter, also referred to as a strip of ground 154 1/2 feet in equal width off from the entire South side of Lot "A" of the Subdivision of the Southwest Fractional Quarter of the Northwest Quarter; of Section Eighteen, Township Seventy-five, Range Fifteen; according to the plat recorded in Book 6, page 277, Mahaska County Recorder's Office; EXCEPT the South 45 feet thereof.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: April 15, 2013

By _____

Title

Ralph O. Longus III
Ralph O. Longus III

By _____

Title

As _____ *in the
above entitled estate or cause.

As Executor *in the
above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

Acknowledgment for Individuals

STATE OF IOWA, COUNTY OF BLACK HAWK

This instrument was acknowledged before me on April 15, 2013 by Ralph O. Longus III
as Executor
of Etta L. Battle



Michael W. Buckner
Michael W. Buckner, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____
as _____
of _____

_____, Notary Public

Acknowledgment for Corporation

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____
as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____
as _____
of _____
on behalf of said corporation as fiduciary.

_____, Notary Public

City of Oskaloosa
Claims Register

Jun-13

Sammy Bankes Jr/Lindsey M. Bankes & First National Bank
Roger/Dana Taft & Exodus Excavating

First time homebuyer loan
Demolition II loan

1,887.81

4,000.00

GRAND TOTALS

5,887.81

FUND TOTALS

Fund 140 - Housing Funds

5,887.81

5,887.81

Signature

Date

Signature

Date

Oskaloosa Housing Trust-Monthly Activity

Jun-13

1st time Homebuyer payments for June 3, 2013 \$ 3,136.85

Restricted	\$ 2,035.26
Non-restricted	\$ 1,101.59

1st Time Homebuyer Loan issued

<i>Name</i>	<i>Amount</i>	<i>Payments start</i>
Sammy/Lindsey Bankes	\$ 1,887.81	7/1/2013

1st Time Homebuyer Loans final payments this month

<i>Name</i>	<i>Date completed</i>
Joyce Moore	6/3/2013

Other loans paid in full

<i>Name</i>	<i>Date paid</i>	<i>Payment</i>
Cory Houser - IFA rehab	6/26/2013	\$ 2,500.00

Demolition loans issued

<i>Name</i>	<i>Amount</i>
Roger/Dana Taft (Demo II)	\$ 4,000.00

Income Offset payments received

<i>Name</i>	<i>Program</i>	<i>Rcvd</i>	<i>Outstanding</i>
Stanton Lanphier	1st time homebuyer	\$ 330.00	\$ 735.68

OSKALOOSA HOUSING TRUST FUND
May 31, 2013

HOUSING FUND

Fund
Balance

<u>Beginning Balance</u>	YTD	\$201,732.22
<i>Revenue:</i>		
140503044300 Interest	\$551.47	
140503014570 Processing Fees	\$1,962.00	
140503024711 Loan Repayments	\$44,930.35	
140503024713 Loan Repayments (unrestricted)	\$27,327.13	
140503044830142 Transfer In	\$0.00	
<i>Total Revenue</i>	\$74,770.95	
 <i>Expenses:</i>		
14050306240 Meetings & Conferences	\$0.00	
14050306405 Recording Fee Expense	\$918.00	
14050306413 Payments to Other Agencies	\$0.00	
14050306495 Housing Loans/Assistance	\$24,957.87	
14050306498 Refunds & Reimbursements	\$110.09	
14050306497 Demo Loan	\$16,000.00	
14050306511 Copying	\$2.25	
14050306910001 Transfer Out	\$0.00	
<i>Total Expenses</i>	\$41,988.21	
 <u>Ending Balance</u>		 \$234,514.96
 **Loan Repayments (unrestricted) 6/30/11 balance	 \$48,464.44	
**Loan Repayments (unrestricted) 6/30/12 balance	\$42,687.69	
Total	\$91,152.13	

GRANT & LINCOLN SCHOOL DEVELOPMENT

<u>Beginning Balance</u>	Program To Date	
<i>Revenue:</i>		
144503024715 Refunds	\$2.54	
144503044800 Sale of Real Property	\$160,000.00	
144503044800 Transfer In	\$19,607.49	
<i>Total Revenue</i>	\$179,610.03	
 <i>Expenses:</i>		
14450306240000 Miscellaneous Expenses	\$34,943.16	
14450306310 Meetings & Conferences	\$1,225.88	
14450306320 Building Maintenance & Repair	\$0.00	
14450306320 Grounds Maintenance & Repair	\$2,749.35	
14450306371 Electric/Gas Expense	\$1,264.10	
14450306402 Advertising Expense	\$35.17	
14450306413 Insurance Expense	\$1,874.56	
14450306413 Payment to Other Agencies	\$82,009.00	
14450306490 Other Professional Services	\$3,180.70	
14450306910001 Transfer Out	\$31,000.00	
<i>Total Expenses</i>	\$158,281.92	
 <u>Ending Balance</u>		 \$21,328.11

HOUSING DONATED FUNDS**Program To
Date****Fund
Balance***Revenue:*

138503024705

Contributions 2007-08	\$84,125	\$ 84,125.00
Contributions 2009-10	\$68,350	\$ 68,700.00
Contributions 2010-11	\$68,350	\$ 68,250.00
<i>Total Revenue</i>		<u>\$ 221,075.00</u>

Expenses:

13850306413

Payments to Other Agencies		\$ 1,000.00
First Time Home Buyer 2008	\$64,125	\$ 40,732.00
First Time Home Buyer 2009	\$48,350	\$ 48,100.00

13850306495

Housing Loans/Assistance		\$ 36,502.26
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13850306497

Demo Loan 2008	\$20,000	\$ 20,000.00
Demo Loan 2009	\$20,000	\$ 20,000.00

13850306910145

Transfer Out (2010 IFA Grant Match)		<u>\$ 20,000.00</u>
-------------------------------------	--	---------------------

<i>Total Expenses</i>		<u>\$ 186,334.26</u>
-----------------------	--	----------------------

Ending Balance**\$ 34,740.74**