

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

Thursday, July 3, 2014 – 12:00 NOON

**Conference Room** – City Hall

1. CALL TO ORDER/ROLL CALL:
2. APPROVAL OF MINUTES
3. REQUEST FOR DEMOLITION GRANT FROM ROBERT VANCE FOR A HOUSE LOCATED AT 440 NORTH 6<sup>TH</sup> STREET

Explanation: Robert Vance has applied for funds under the Demolition Assistance Grant/Loan Program II for property located at 440 North 6<sup>th</sup> Street. The assessed value of the house at 440 North 6<sup>th</sup> Street is \$17,290 and land is assessed at \$6,100. The current house is in very poor condition. Mr. Vance is proposing to leave the property as green space.

Budget Consideration: Expenditure up to \$4,000, \$2,000 will be repaid in a no interest (0%) loan over a 2 year period.

Attachments: Demolition application, Mahaska County website, Picture of existing structures and Warranty Deed

4. REQUEST FOR DEMOLITION GRANT FROM DAVID BOWER, FOR A HOUSE LOCATED AT 502 NORTH A STREET

Explanation: David Bower has applied for funds under the Demolition Assistance Grant/Loan Program for a property located at 502 North A Street. The assessed value of the house is \$7,950 and land is assessed at \$13,200. The City of Oskaloosa Building Department condemned the building as of December 15, 2008. The current house is in poor condition. Mr. Bower is proposing to replace the house with a 2,752 square foot duplex. The duplex will have 2 bedrooms and 1 bathroom. The value of the house is estimated at \$150,000.

Budget Consideration: Expenditure up to \$4,000

Attachments: Demolition application, Floor plan of replacement house, Mahaska County website/picture of existing structure, Warranty Deed, and Notice to Abate Nuisance Letter

5. REQUEST FOR APPROVAL TO HIRE ACCESS SYSTEMS TO COMPLETE THE 1<sup>ST</sup> TIME HOMEBUYER DATABASE CONVERSION.

Explanation: The current system runs on Microsoft Works and is not compatible with computer upgrades in the City Clerk's Office. The database figures and generates the information and forms used to complete a 1st Time

Homebuyer Loan. This item was originally budgeted in FY 2014 for \$950. We were not able to complete the work in FY2014 due to a change in the city's IT providers.

Budget Consideration: Expenditure up to \$1,500.

Attachments: Quote.

6. UPDATE ON LOAN AGREEMENT WITH OVERLAND PROPERTY GROUP LLC.
7. FISCAL YEAR 2014 ANNUAL FINANCIAL REPORT.
8. DISCUSSION OF RESIGNATION OF ROB TAYLOR
9. MISCELLANEOUS
  - a. Approval of claims
  - b. Accounting reports
10. CITIZENS TO BE HEARD
11. 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, May 1, 2014 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chair Dalbey at 12:02 p.m. with the following members present: Chair Kandes Dalbey, Rob Taylor, Dan Adams, Joe Caligiuri, Carri Vande Ree and Valinn McReynolds with Randell Davis arriving at 12:10 p.m. and Bernice Hahn arriving at 12:23 p.m. Members absent: Noel Stahle, Leon McCullough, Dave Polkowske and Kathie Dykstra. Also present: City Manager Michael Schrock, City Clerk Amy Miller and Marilyn Johannes.

It was moved by Taylor, seconded by Caligiuri to approve the March 6, 2014 Housing Trust Fund Committee Minutes. Motion carried unanimously.

It was moved by Caligiuri, seconded by Adams to approve demolition grant funds up to \$4,000 for demolition of the structure located at 1103 B Avenue West. Motion carried unanimously.

Discussion followed regarding the demolition grant request for the house located at 1112 B Avenue West that is in good condition. The owner's intent is to demolish the house and build a medical office/storage structure on the property. Miller stated the plan says eligible structures are to be dilapidated structures. McReynolds said need to leave money available for home builders. It was moved by McReynolds, seconded by Taylor to deny the request for demolition grant funds for the house located at 1112 B Avenue West. Motion carried unanimously.

Schrock explained the house located at 1008 B Avenue West was damaged significantly in a fire and is considered a nuisance and unsafe so the city told the owner to demolish the structure. Since the owner wants to leave the property as green space, \$2000 of the \$4000 allowed would need to be repaid in a no interest (0%) loan over a 2 year period. It was noted if Mr. Carter is granted funds to help with demolition of the property, and he sells the property before paying off the \$2000 debt, he would need to pay the amount due immediately.

Randy Davis arrived at the meeting.

It was moved by Davis, seconded by Caligiuri to approve demolition grant funds up to \$4,000 for demolition of the structure located at 1008 B Avenue West. Motion carried unanimously.

Miller updated the committee on the demolition loan extensions given to Russ Parker for the property located at North A and College Avenue. Miller indicated the terms of the second extension gave Parker until May 11, 2014 to obtain an occupancy permit. Miller stated on May 11 Parker would owe \$8,830 and have one year to repay with 12 payments of \$750. According to the plan the amount due is to be paid back within a year, one year amortization, and would be income offset if not paid within that period. The committee wanted to know why \$750/month and Miller indicated that is the way her office bills for repayment of the amount due, but all that is required is that the amount due be paid within the 12 month period. Davis moved that Parker not be granted anymore extensions if he has not obtained an occupancy

permit by May 11, 2014, and Taylor seconded the motion. Motion carried unanimously.

It was moved by Davis, seconded by Adams to approve the claims lists for payment. Motion carried unanimously.

Miller reviewed the accounting report with the committee.

Bernice Hahn arrived at the meeting.

Schrock informed the committee the city has condemned the structure located at 517 B Avenue West and the owner of the property wants to give the property to the city and the bank is willing to walk away from the obligation owed to them, and the matter is on the May 5, 2014 city council agenda for consideration. Schrock asked the committee if they would be interested in a partnership to help with demolition of the structure. Schrock said he estimates the cost at around \$30,000 but don't know yet. Taylor said if residential development, he approves, but commercial no. Schrock said the property is zoned residential.

Schrock also asked the committee if they could be used as a source of funding to purchase the Lamson Mobile Home Park. Schrock said he had concerns with the property and the goal is to do something to clean up the property because of the improvements in the area. McReynolds was excited about putting housing there because there is already electric/gas hookup. She mentioned that Habitat for Humanity has done housing projects in areas such as this in other cities. Schrock said he is receptive to the idea if it could lead to a redevelopment opportunity. McReynolds said she would report back on a possible plan and provide information on other cities where the plan was used. Schrock said would need a master plan and look at like new development. Schrock said he would prefer a mixed use development since the property is close to the Lacey Complex which makes it a desirable location for development.

The meeting adjourned at 12:42 p.m.

Minutes by Marilyn Johannes

City of Oskaloosa

# DEMOLITION ASSISTANCE PROGRAM APPLICATION



Return completed form to: Engineering Department  
804 South D Street, Oskaloosa IA 52577  
Phone: 641.673.7472

Demolition Program #1

Demolition Program #2

Applicant's Name: Robert Vance

Applicant's Address: 214 North Market Room 209 Oskaloosa, IA

Daytime Phone: 641-638-1355 Mobile: 512577

Address of property to be demolished: 440 North 65th Oskaloosa, IA 52577

Legal description of property to be demolished:

By signing this application, the applicant acknowledges that he/she is aware of the provisions and requirements of the Demolition Program checked above. In the case of Demolition Program 1, the applicant understands if improvements are not made on the property within two years of the date dispersal which equal or exceed the current assessed value of the property to be demolished, the funds granted by the City will have to be repaid. The applicant understands automatic payments through a checking or savings account is required. 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.

Robert Vance  
Signature

5-8-2014  
Date

### The following to be filled out by City Staff

\_\_\_\_\_ Evidence of Title Received \_\_\_\_\_ Bids Received \_\_\_\_\_ Copy of Demolition Permit  
\_\_\_\_\_ Verification applicant has authority to act on behalf of owner if applicant is different from owner

\$ \_\_\_\_\_ Assessed Value of Property before Demo  
Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

\$ \_\_\_\_\_ Assessed Value of Property after Demo  
Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

Date property was demolished \_\_\_\_\_ Total cost of demolition: \$ \_\_\_\_\_

Date Grant proceeds issued: \_\_\_\_\_ Total DAP Grant: \$ \_\_\_\_\_

Date Grant proceeds issued: \_\_\_\_\_ Date new improvements were made: \_\_\_\_\_ (DAP #1)

OHTF Chair/Vice Chair Approval \_\_\_\_\_

Housing Department Staff Approval \_\_\_\_\_

FILE No. 4159 FILED FOR RECORD THE 1997 DAY OF December 1997 STATE OF IOWA, MAHASKA COUNTY  
 RECORDING FEE \$ 600 O'CLOCK P M BOOK 274 PAGE 438 By Linda A. Life Recorder  
 TRANSFER FEE \$ 500 Deputy

Deed prepared by: Greg A. Life, LIFE LAW OFFICE, 102 First Avenue East, Oskaloosa, Iowa, 52577; telephone number (515) 673-8676

**QUIT CLAIM DEED**

FOR THE CONSIDERATION of zero dollars (\$0.00), and other valuable consideration, Carol Vance, widow of Robert Vance, Melanie Jo Vance, a single person, Barbara J. Keaton and Robert L. Keaton, wife and husband, do hereby convey to Robert Wayne Vance, a single person, all right title, interest, estate, claim and demand in the following described real estate in Mahaska County, Iowa:

Lot "D" of the Subdivision of Lot 2 of the SW 1/4 of the NW 1/4, Section 18, Township 75, Range 15, also the right of ingress and egress over and across a strip of ground 41 feet in equal width off from the entire South side of Lot "B" of said Subdivision.

No consideration, family transaction. Grantors are the surviving spouse and children who with the Grantee, also child of and are the sole heirs of Robert Vance a/k/a Robert Eugene Vance, except Robert L. Keaton, who is the husband of Barbara J. Keaton. *RLK Keaton 12-3-97*

Each of the undersigned hereby relinquish 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.

Carol Vance  
Carol Vance

Melanie Jo Vance  
Melanie Jo Vance

Barbara J. Keaton  
Barbara J. Keaton *12-3-97*  
*RLK Keaton*

Robert L. Keaton  
Robert L. Keaton *12-3-97*  
*RLK Keaton*

STATE OF IOWA )  
MAHASKA COUNTY )

On this 3 day of December, 1997, before me, the undersigned a Notary Public in and for said State, personally appeared Carol Vance, widow, and Melanie Jo Vance, a single person, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

STATE OF IA )  
HOX COUNTY )

Linda A. Life  
Notary Public  
LINDA A. LIFE  
MY COMMISSION EXPIRES  
5-2-2000

On this 3 day of December, 1997, before me, the undersigned a Notary Public in and for said State, personally appeared Barbara J. Keaton and Robert L. Keaton, wife and husband, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

B. D. Swickard  
Notary Public  
B. D. SWICKARD  
NOTARY PUBLIC  
IOWA  
LARGE  
My commission expires Mar 31, 2000

274 438  
A-A 11 2

Summary

**Parcel ID** 1118159003  
**Office Map** 967  
**Property Address** 440 North 6th  
 Oskaloosa  
**Sec/Twp/Rng** 18-75-15  
**Brief Legal Description** LOT D SW NW  
 (Note: Not to be used on legal documents)  
**Document(s)** REC: 274-428  
**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	Secondary Owner	Mailing Address
(Deed Holder) Vance, Robert Wayne 440 North 6th Oskaloosa, IA 52577-		

Land

Lot Dimensions	Front Footage	Front	Rear	Side 1	Side 2
Main Lot		0.00	41.00	120.00	120.00
Sub Lot 2		0.00	120.00	41.00	41.00
Sub Lot 3		0.00	0.00	0.00	0.00
Sub Lot 4		0.00	0.00	0.00	0.00

**Lot Area** 0.11 Acres; 4,920 SF

Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 1/2 Story Frame  
**Architectural Style** N/A  
**Year Built** 1910  
**Condition** Poor  
**Grade** what's this? N/A  
**Brick or Stone Veneer**  
**Total Gross Living Area** 1,214 SF  
**Attic Type** None;  
**Basement Area Type** Full  
**Basement Area** 568  
**Basement Finished Area**  
**Plumbing** 1 Full Bath;  
**Fireplaces**

**Porches**  
**Decks**  
**Additions**  
**Garages**

Concrete Patio-Low (144 SF);  
 1 Story Frame (288 SF) (288 Bsmt SF); 1 Story Frame (126 SF); 1 Story Frame (324 SF);

**Sales**

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
12/3/1998	VANCE ETAL	VANCE, ROBERT WAYNE	274-428	Quit Claim Deed	Warranty Deed		\$0.00

**Valuation**

		2014	2013	2012	2011	2010
+	Land	\$6,100	\$6,100	\$6,100	\$5,750	\$5,750
+	Building	\$17,290	\$17,290	\$17,290	\$20,160	\$20,160
=	Total Assessed Value	\$23,390	\$23,390	\$23,390	\$25,910	\$25,910

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

**Taxation**

		2012	2011	2010
+	Taxable Land Value	\$3,222	\$2,918	\$2,790
+	Taxable Building Value	\$9,132	\$10,232	\$9,784
+	Taxable Dwelling Value	\$0	\$0	\$0
=	Gross Taxable Value	\$12,354	\$13,150	\$12,574
-	Military Exemption	\$0	\$0	\$0
=	Net Taxable Value	\$12,354	\$13,150	\$12,574
x	Levy Rate (per \$1000 of value)	37.25362	38.36108	41.30253
=	Gross Taxes Due	\$460.23	\$504.45	\$519.34
-	Ag Land Credit	\$0.00	\$0.00	\$0.00
-	Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
-	Family Farm Credit	\$0.00	\$0.00	\$0.00
-	Homestead Credit	(\$180.68)	(\$145.11)	(\$126.20)
-	Prepaid Tax	\$0.00	\$0.00	\$0.00
=	Net Taxes Due	\$280.00	\$360.00	\$394.00

**Pay Property Taxes**

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

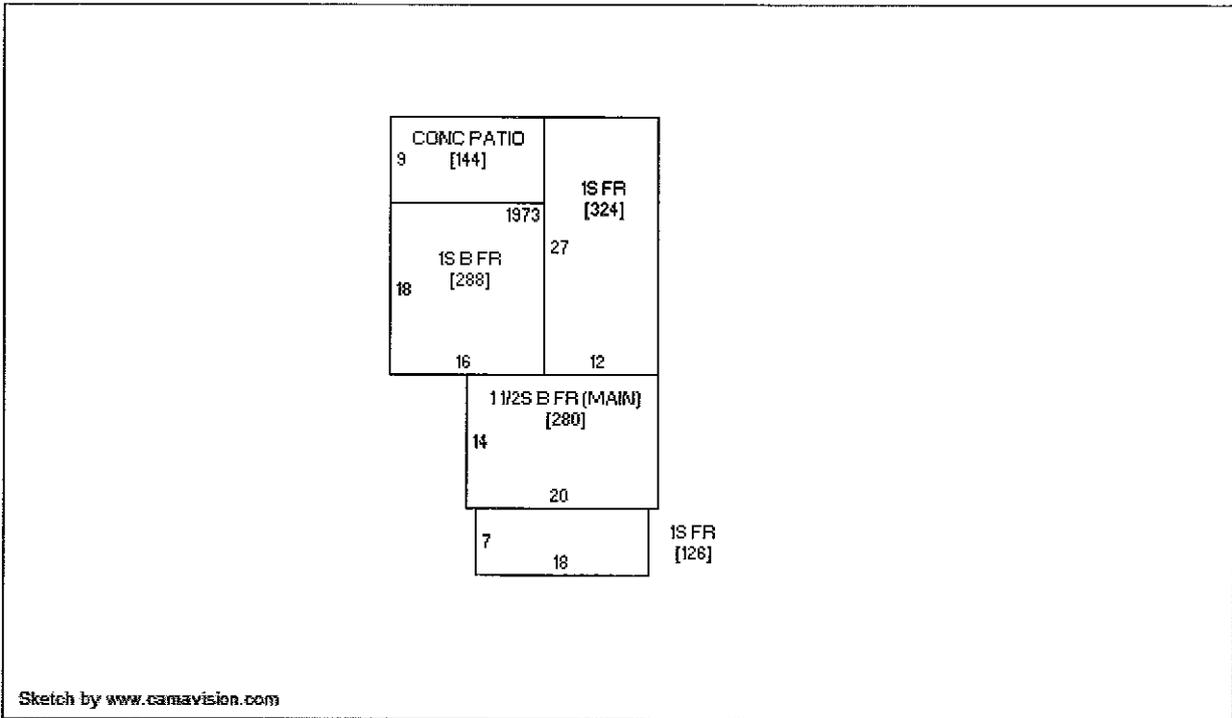
**Tax History**

Year	Due Date	Amount	Paid	Date Paid	Receipt
2012	March 2014	\$140	Yes	2/13/2014	16325
	September 2013	\$140	Yes	9/26/2013	
2011	March 2013	\$180	Yes	3/26/2013	16317
	September 2012	\$180	Yes	9/20/2012	
2010	March 2012	\$197	Yes	2/21/2012	16325
	September 2011	\$197	Yes	9/30/2011	

**Photos**



Sketches



Real Estate Changes

[Click here for the Assessor's form to report real estate changes.](#)

TD SITEWORK  
Troy DeMoney  
2365 Ventura Ave.  
Rose Hill, IA 52586

Estimate for Demolition at

440 N 6th Street Oska/Oosa, Iowa

For Bob Vance 641-638-1335

Removal of house hauled to Landfill  
Removal of out buildings  
Removal of foundation

DIS connect water at main

Cap sewer at property

Fill in hole

trim tree on west side

grading / seeding

\$6,500

Troy DeMoney

6-20-14

# Proposal

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

PROPOSAL SUBMITTED TO: <i>Robert Vance</i>		JOB NAME <i>Demo</i>	JOB #
ADDRESS <i>214 N. Market Room 209 Oskaloosa, Ia.</i>		JOB LOCATION <i>440 N. 6th St.</i>	DATE OF PLANS
PHONE # <i>641-638-1355</i>	FAX #	DATE <i>6-20-14</i>	ARCHITECT

We hereby submit specifications and estimates for:

*Demo house + buildings at  
440 N. 6th, haul to landfill.*

*Fill hole + cap water + sewer.*

*total Estimate = \$ 7690.00*

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

\$ *7690.00* Dollars

with payments to be made as follows: *due within 30 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

*Curtis 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 \_\_\_\_\_



06/25/2014



06/25/2014



06/25/2014

CITY OF OSKALOOSA, IOWA  
DEMOLITION ASSISTANCE PROGRAM APPLICATION

Applicant's Name: NABZ LLC.

Applicant's Address: 46 Davis Drive 306 Perry Ave.

Daytime Phone #: 641 660 5587

Address of property to be demolished: 502 N. A

Legal Description of property to be demolished:

LOT 8 OF Bldg Lot 6 OF THE Oskaloosa First  
OF THE City of Oskaloosa, Iowa

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.

Dawn Bowen

Signature

19 June, 2014

Date

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



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of one Dollar(s) and other  
valuable consideration, T LiaBra LeRa, LLC

a(n) Iowa Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to NABZ, L.L.C.

the following described real estate in Mahaska County, Iowa:  
Lot Eight of the Subdivision of Lot Six of Out Lot Five of the Original Plat of the City of Oskaloosa,  
Iowa

T LiaBra LeRa, LLC (1) is manager-managed; (2) this is a conveyance in the ordinary course of the  
LLC's business; and (3) Jerry Saylor has the authority to act on behalf of the LLC.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real  
estate by title in fee simple; that it has 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 it  
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as  
may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-  
gular or plural number, according to the context.

Dated: January 31, 2014

T LiaBra LeRa, LLC  
a(n) Iowa Limited Liability Company

By [Signature]  
Jerry Saylor, Manager

By \_\_\_\_\_  
\_\_\_\_\_

STATE OF IOWA COUNTY OF MAHASKA

This instrument was acknowledged before me on this 31st day of January 2014  
by Jerry Saylor  
as Manager  
of T LiaBra LeRa, LLC



[Signature]  
\_\_\_\_\_  
Notary Public

Summary

**Parcel ID** 1013426001  
**Office Map** 920  
**Property Address** 502 North A  
 Oskaloosa  
**Sec/Twp/Rng** 13-75-16  
**Brief Legal Description** LOT 8 O L 5 O P  
 (Note: Not to be used on legal documents)



Click to Enlarge

**Document(s)**  
 REC: 2009-4059 (10/9/2009)  
 REC: 2010-1168 (4/30/2010)  
 REC: 281-34  
 REC: 290-66  
 REC: 2009-4058 (10/9/2009)  
 DED: 2014-302 (1/31/2014)  
 REC: 2003-4499  
 CON: 2005-4566  
 REC: 2007-4677 (9/20/2007)  
 REC: 2007-4678 (9/25/2007)

**Gross Acres** 0.00  
**Exempt Acres** N/A  
**Net Acres** 0.00  
**CSR** N/A  
**Class** C - Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** OSKALOOSA  
**School District** OSKALOOSA SCH

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

Owner

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder)		
Nabz L L C		
% Bower, David M		
306 Peasley Ave		
Oskaloosa, IA 52577		

Land

**Lot Dimensions** Regular Lot: 116.00 x 128.00  
**Lot Area** 0.34 Acres; 14,848 SF

Residential Dwellings

**Residential Dwelling**  
**Occupancy** Five-Family Conversion  
**Style** 2 Story Brick  
**Architectural Style** N/A  
**Year Built** 1890  
**Condition** Observed  
**Grade** what's this? N/A  
**Brick or Stone Veneer**  
**Total Gross Living Area** 3,598 SF  
**Attic Type** None;  
**Basement Area Type** Full  
**Basement Area** 1,799

**Basement Finished Area**

**Plumbing**

4 Full Bath; 4 Sink; 1 Mt St Sh Bath;

**Fireplaces**

**Porches**

1S Frame Open (96 SF);

**Decks**

**Additions**

**Garages**

**Sales**

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
1/31/2014	T LIABRA LERA L L C	NABZ L L C	2014-302	Normal	Warranty Deed		\$1,000.00
4/30/2010	WASHINGTON STATE BANK	T LIABRA LERA L L C	2010-1168	Sale by Lending Institution of Property Acquired as Result of Foreclosure	Warranty Deed		\$20,000.00
10/9/2009	B C INVESTMENTS L L C	WASHINGTON STATE BANK	2009-4059	Foreclosure & Transfer in Lieu of Forfeiture or Foreclosure	Warranty Deed		\$0.00
10/9/2009	CLAYWELL ENTERPRISES L L C	WASHINGTON STATE BANK	2009-4058	Foreclosure & Transfer in Lieu of Forfeiture or Foreclosure	Warranty Deed		\$0.00
9/25/2007	CLAYWELL ENTERPRISES L L C	B C INVESTMENTS L L C	2008-4678	Unuseable Sale - Other	Warranty Deed		\$43,000.00
9/20/2007	DAVIS, ANDREW	B C INVESTMENTS L L C	2007-4677	Contract Forfeiture	Warranty Deed	Y	\$0.00
1/17/2005	B C INVESTMENTS L L C	DAVIS, ANDREW	2005-4566	Unuseable Sale - Other	Contract	Y	\$48,333.00
9/17/2003	WASHINGTON STATE BANK	CLAYWELL ENTERPRISES L L C	2003-4499	Sale by Lending Institution of Property Acquired as Result of Foreclosure	Warranty Deed		\$18,000.00
3/17/2003	GAAL, ROBERT A/KRISTA R	WASHINGTON STATE BANK	290-66	Foreclosure & Transfer in Lieu of Forfeiture or Foreclosure	Warranty Deed	Y	\$0.00
1/30/2000	SLAGEL, LYNN J	GAAL, ROBERT A/KRISTA R	281-34	Normal Arms-Length Transaction	Warranty Deed		\$55,000.00
6/3/1994			260-175	Fullfillment of Prior Year Contract	Warranty Deed		\$0.00
4/19/1994			343-48	Normal Arms-Length Transaction	Contract		\$28,000.00

**Valuation**

	2014	2013	2012	2011	2010
+ Land	\$13,200	\$13,200	\$13,200	\$13,010	\$13,010
+ Building	\$7,950	\$7,950	\$7,950	\$8,670	\$8,670
= Total Assessed Value	\$21,150	\$21,150	\$21,150	\$21,680	\$21,680

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

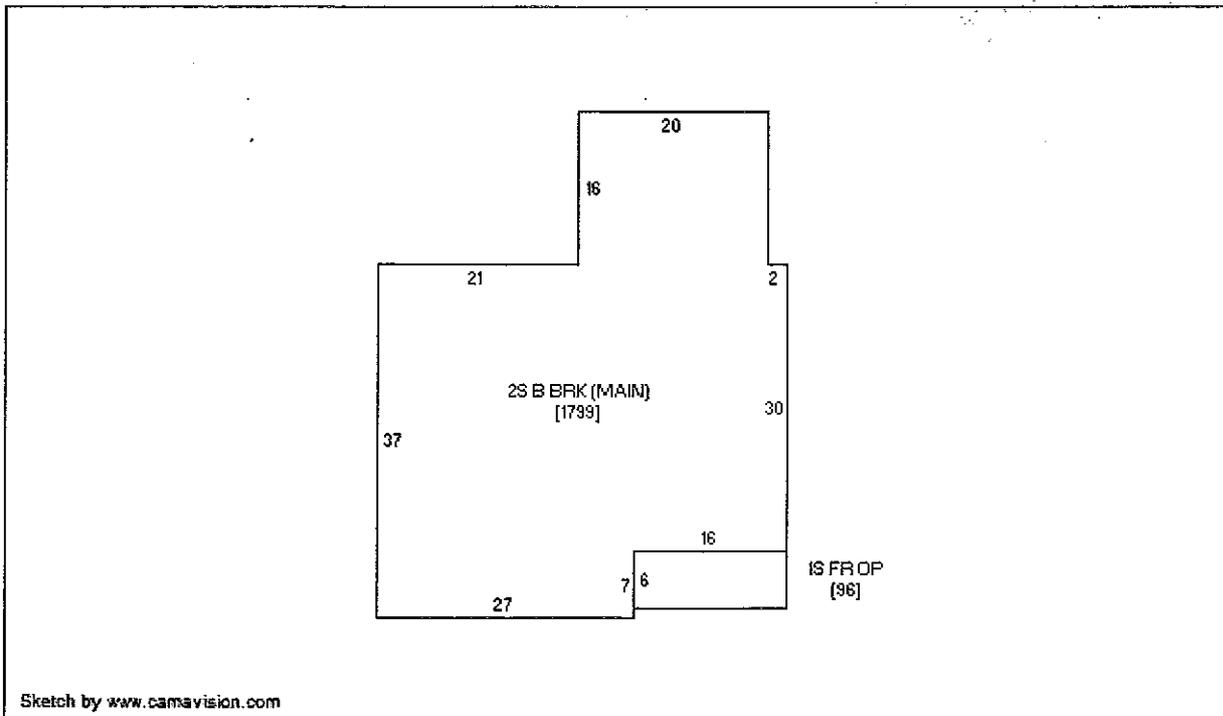
**Taxation**

	2012	2011	2010
+ Taxable Land Value	\$13,200	\$13,010	\$13,010
+ Taxable Building Value	\$7,950	\$8,670	\$8,670
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$21,150	\$21,680	\$21,680
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$21,150	\$21,680	\$21,680
x Levy Rate (per \$1000 of value)	37.25362	38.36108	41.30253
= Gross Taxes Due	\$787.91	\$831.67	\$895.44
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$788.00	\$832.00	\$896.00

Pay Property Taxes



Sketches



Real Estate Changes

[Click here for the Assessor's form to report real estate changes.](#)

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

**Tax History**

<b>Year</b>	<b>Due Date</b>	<b>Amount</b>	<b>Paid</b>	<b>Date Paid</b>	<b>Receipt</b>
2012	March 2014	\$394	Yes	5/30/2014	16169
	September 2013	\$394	Yes	9/29/2013	
2011	March 2013	\$416	Yes	3/30/2013	16165
	September 2012	\$416	Yes	9/30/2012	
2010	March 2012	\$448	Yes	4/30/2012	16177
	September 2011	\$448	Yes	9/30/2011	

**Photos**



**No data available for the following modules:** Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificate. Click here for help.

**Disclaimer:** *The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, express or implied, is provided for the data herein, or its use. Special assessments not shown.*

*When using this information for payment purposes or for closing information please contact the Treasurer's office at (641)673-5482.*

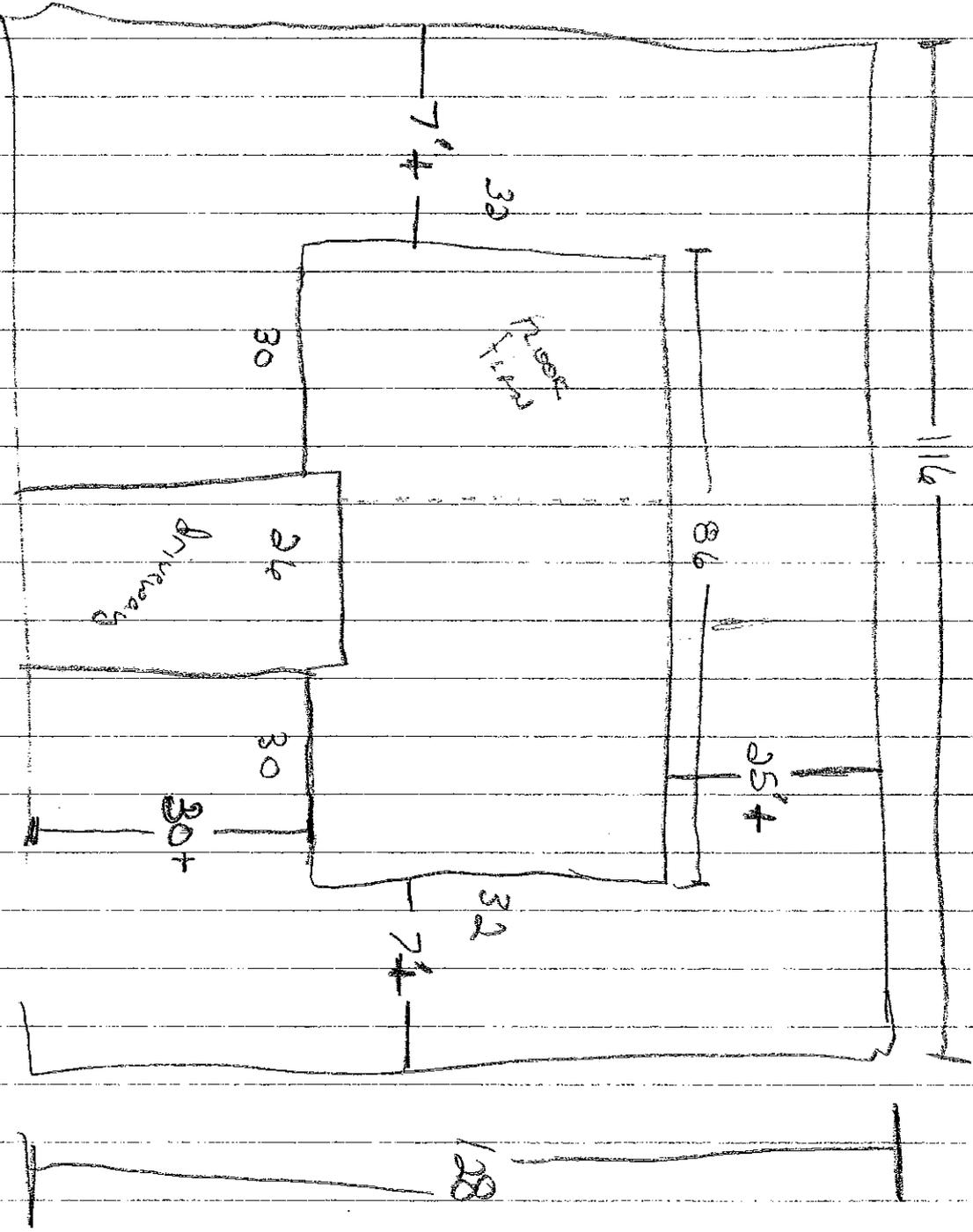
Last Data Upload: 6/23/2014 2:27:14 AM

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developed by  
The Schneider Corporation  
www.schneidercorp.com





N. A Street



# Estimate

Date	Estimate #
6/24/2014	46

2189 220th Street, Oskaloosa, IA 52577 641-660-7378 craig@holdrainage.com

Name / Address
NABC

Project

Description	Qty	Rate	Total
Demo house at 502 North A	1	13,500.00	13,500.00
Thank you for your business.		<b>Total</b>	\$13,500.00

E & R BUILDERS, INC.  
P.O. BOX 12  
UNIVERSITY PARK, IA 52595  
641-673-5087  
24JUNE, 2014

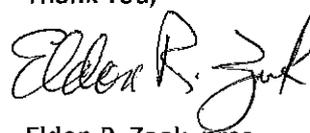
NABZ L.L.C.  
C/O DAVID BOWER  
306 PEASLEY AVE.  
OSKALOOSA, IOWA, 52577

DEAR SIRs:

WE WOULD LIKE TO QUOTE THE DEMOLITION AND REMOVAL OF DEBRIS TO APPROPRIATE DISPOSAL SITES OF THE PROPERTY COMMONLY KNOWN AS 502 N. A STREET, OSKALOOSA, IOWA.

WE CAN DO THE ABOVE WORK FOR THE SUM OF \$15,250.00

Thank You,

A handwritten signature in black ink that reads "Eldon R. Zook". The signature is written in a cursive, flowing style.

Eldon R. Zook, pres.





**NOTICE  
CONDEMNED  
DO NOT ENTER  
UNSAFE TO OCCUPY**  
Building Department  
City of Oskaloosa

502

06/25/2014



NOTICE  
PROPERTY OF THE CITY OF  
MARIETTA, GEORGIA  
MARIETTA DEVELOPMENT  
DEPARTMENT

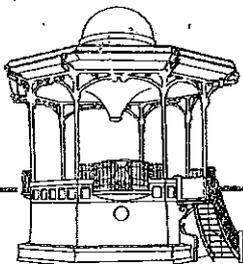
502

06/25/2014



502

06/25/2014



# City of Oskaloosa

804 South D Street • Oskaloosa, Iowa 52577 • Telephone: (641) 673-7472

Sold

52577

December 15, 2008

BC Investments LLC  
PO Box 264  
Sigourney, IA 52591

Dear Property Owner(s):

The City of Oskaloosa has verified by inspection that your property located at 502 North A Street; Oskaloosa, IA 52577 has a structure that is in a condition that is a nuisance and/or safety hazard to residents in the neighborhood. This building will be condemned immediately.

You may be unaware that there is a City ordinance that prohibits dilapidated structures.

Because of the potential nuisance that is in violation of a City ordinance, the City urges you to initiate immediate action to correct the above condition. Your concerns and plans, are of interest to the City. I assure you that a personal contact with us will be helpful in resolving this matter or answering any questions you may have. Please correct the violation as directed in the attached abatement notice so this matter can be resolved.

Sincerely,

Stephen Watts  
Building Official

CC: Brian James, City Manager  
Liz Finarty, City Engineer  
Randy DeGeest, City Attorney



## NOTICE TO ABATE NUISANCE

**TO OWNER OF PROPERTY:** BC Investments  
PO Box 264  
Sigourney, IA 52591

**NOTICE IS HEREBY GIVEN TO ABATE THE NUISANCE AS HEREINAFTER SET FORTH:**

**A. Description of Nuisance and Code Section:**

1. Deteriorated and dilapidated structure. Code Chapter 15.30 and Section 15.04.430, and Chapter 8.08.

\*Building will be condemned immediately.

**B. Location of Nuisance:**

502 N A Street; Oskaloosa, Iowa, 52577

**C. Acts Necessary to Abate:**

1. Remove the dilapidated structure from the property or:
2. Repair the structure so that it meets the current minimum Housing Codes, and the 2006 International Existing Building Code.

**D. Reasonable Time for Abatement:**

Thirty (30) days from Date of Notice given below to commence work to satisfy either C.1 or C.2 above; Sixty (60) days to complete repairs or demolition the structure. You are also required to obtain a demolition permit from the City of Oskaloosa if you choose to demolish the structure.

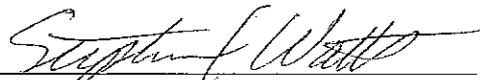
**E. Failure to Abate:**

Failure to abate the nuisance or conditions as directed will result in the issuance of a civil citation charging the owner with a municipal infraction and/or the abatement of the nuisance by the City.

**You are advised that each day that a nuisance is permitted to continue constitutes a separate offense. Upon being found guilty of a Municipal Infraction, the court is authorized to order abatement, assess the costs of abatement against the property and/or enter them as judgment against the defendant, and assess a civil penalty against the defendant.**

**Date of Notice:** December 15, 2008

CITY OF OSKALOOSA, IOWA

By   
Nuisance Officer



# QUOTE

Quote: ASTQ4845

Date: Jun 6, 2014

t. 515-987-6227 f. 515-987-6228

**Sold To**

**City of Oskaloosa**

220 Market Street  
Oskaloosa, Iowa 52577

**Phone** 641-673-9431

**Ship To**

**City of Oskaloosa**

220 Market Street  
Oskaloosa, Iowa 52577

**Phone** 641-673-9431

**Your Sales Rep**

**Jim Harrison**

[jharrison@accesssystems.net](mailto:jharrison@accesssystems.net)

Qty	Description	Unit Price	Ext. Price
1	1st Time Homebuyer Database Conversion	\$1,500.00	\$1,500.00
		<b>SubTotal</b>	\$1,500.00
		<b>Tax</b>	\$0.00
		<b>Shipping</b>	\$0.00
		<b>Total</b>	<b>\$1,500.00</b>

Requested Install Date - Week of: \_\_\_\_\_ / \_\_\_\_\_ /2014

Customer Authorization: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ /2014

## **ORDER AGREEMENT TERMS AND CONDITIONS**

---

**Terms** - For all cash transaction, the terms on this document constitute the entire agreement between the purchaser and the seller. No other representation, statements, or warranties not contained herein shall be relied upon by the purchasers (or sellers) unless made by mutually agreed upon written amendment to this agreement. This is a binding contract, not subject to cancellation. For any non-cash transactions, the terms and conditions contained in other agreements apply.

**Payment** - Payment terms are 50% down and 50% due upon receipt on all orders totaling \$5000 or more. Payment terms are due upon receipt for all other orders. Purchaser will be invoiced within 1 week of installation unless Access Systems is the cause of the installation delay. Late charges of 1 ½% per month (18% Annum) on the unpaid balance will be added if payments are not received within 45 days of the invoice date.

**Obligation** - Access Systems shall be temporarily relieved of its obligation in the event that labor disturbances, weather, unavailability of parts, or other circumstances beyond Access System's control, prevent Access Systems from providing repair and maintenance schedule contemplated by this agreement.

**Attorney's Fees** - Customer shall pay all of Access Systems' costs in the collection of any amount due hereunder in the recovery of any property pursuant hereto or in the enforcement of its right against the Customer, including reasonable attorney's fees, whether or not suit be brought.

**Warranty Disclaimer** - Other than the obligations set forth herein, Access Systems disclaims all warranties, expressed or implied, including any implied warranties of merchantability, fitness of use, or fitness for a particular purpose. Access Systems shall not be responsible for direct, incidental, or consequential damages, including but not limited to damages arising out of the proper use or performance of the equipment or the loss of use of the equipment.

**Returns** - No goods may be returned without Access Systems' approval or written consent. A) Only consumable goods invoiced within 60 days will be considered for return. B) On authorized returns, customer agrees to pay a restocking charge equivalent to 30% of the purchase price. C) Merchandise returned without written authorization may not be accepted at the receiving dock, and is the sole responsibility of the customer. D) All non-salable merchandise (that has been opened or partially used) will be deducted from any credit amount due customer.

**Claims** - All claims regarding shipping and receipt of goods must be made within 30 days of delivery.

**Taxes** - Applicable taxes shall be added to the purchase price unless the customer has supplied a tax

To: Kandes Dalbey, Chair of Oskaloosa Housing Trust Fund Committee  
Dan Adams, Vice Chair of Oskaloosa Housing Trust Fund Committee  
Mike Schrock, Oskaloosa City Manager  
Amy Miller, Oskaloosa City Clerk

CC: Bob Wersen, President and Owner of Interpower Corporation  
Amy DeBruin, Executive Vice President and Human Resources Manager

Date: June 12, 2014

RE: Resignation from OHTF Effective July 1, 2014

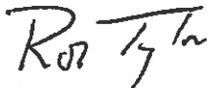
After many years of representing Interpower Corporation on the Oskaloosa Housing Trust Fund Committee, I regret to inform you that I will resign from the committee effective July 1, 2014.

While I will continue to work part time at Interpower Corporation after July 1<sup>st</sup>, I will eventually transition to being self employed full time as a consultant , partnering with Dan Gleason helping companies with organizational development, strategic planning, training, continuous improvement, etc.

Interpower will decide in the future what to do with the Interpower committee member position.

I thank you for the opportunity to serve - not only in helping set up the trust fund committee at inception, but in helping it improve and grow over the many years in assisting residents of Oskaloosa. This was a great experience for me personally. I wish the Trust Fund and all committee members the best going forward.

Thank you,



Rob Taylor  
2403 255th Street  
Oskaloosa, Iowa 52577  
Home 641.673.1942  
Email [taylor1@mahaska.org](mailto:taylor1@mahaska.org)

City of Oskaloosa  
Claims Register

May-14

Gary/Sue Gerard & Curt's Excavating  
May postage  
May copies

Demolition II loan - 1218/1220 2nd Ave

6,200.00  
1.65  
15.07

**GRAND TOTALS**

**6,216.72**

FUND TOTALS

Fund 140 - Housing Funds

6,216.72

\*\*\*

**6,216.72**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

City of Oskaloosa  
Claims Register

Jun-14

John Carter & Curt's Excavating  
Steven M/Lynn A Cox & MidWestOne Bank

Demolition II Iona - 1008 B Ave W  
First time homebuyer's loan

4,000.00  
3,500.00

**GRAND TOTALS**

**7,500.00**

FUND TOTALS

Fund 140 - Housing Funds

7,500.00

\*\*\*

**7,500.00**

---

Signature

---

Date

---

Signature

---

Date

**OSKALOOSA HOUSING TRUST FUND**  
**April 30, 2014**

**HOUSING FUND**

Fund  
Balance

<u>Beginning Balance</u>		<b>YTD</b>	<b>\$233,362.30</b>
<i>Revenue:</i>			
140503044300	Interest	\$381.78	
140503014570	Processing Fees	\$2,528.00	
140503024711	Loan Repayments	\$57,710.24	
140503024713	Loan Repayments (unrestricted)	\$12,378.08	
140503044830142	Transfer In	\$0.00	
	<i>Total Revenue</i>	<u>\$72,998.10</u>	
 <i>Expenses:</i>			
14050306405	Recording Fee Expense	\$439.00	
14050306413	Payments to Other Agencies	\$0.00	
14050306414	Printing and Publishing Expense	\$45.83	
14050306490	Other Professional Services	\$276.00	
14050306495	Housing Loans/Assistance	\$40,516.66	
14050306497	Demo Loan	\$32,000.00	
14050306498	Refunds & Reimbursements	\$9,829.70	
14050306508	Postage	\$21.44	
14050306511	Copying	\$52.00	
14050306910001	Transfer Out	\$0.00	
	<i>Total Expenses</i>	<u>\$83,180.63</u>	
 <u>Ending Balance</u>			 <b>\$223,179.77</b>
<b>**Loan Repayments (unrestricted) 6/30/11 balance</b>		<b>\$48,464.44</b>	
<b>**Loan Repayments (unrestricted) 6/30/12 balance</b>		<b>\$42,687.69</b>	
<b>**Loan Repayments (unrestricted) 6/30/13 balance</b>		<b>\$31,239.18</b>	
<b>Total</b>		<u><b>\$122,391.31</b></u>	

**GRANT & LINCOLN SCHOOL DEVELOPMENT**

<u>Beginning Balance</u>		<b>Program To Date</b>
<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>	<u>\$179,610.03</u>
 <i>Expenses:</i>		
	Miscellaneous Expenses	\$34,943.16
14450306240000	Meetings & Conferences	\$1,225.88
14450306310	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>	<u>\$158,281.92</u>
 <u>Ending Balance</u>		 <b>\$21,328.11</b>

**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
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Demo Loan 2009	\$20,000	\$ 20,000.00
----------------	----------	--------------

13850306910145

Transfer Out (2010 IFA Grant Match)		\$ 20,000.00
-------------------------------------	--	--------------

<i>Total Expenses</i>		<u>\$ 186,334.26</u>
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Ending Balance**\$ 34,740.74**

**OSKALOOSA HOUSING TRUST FUND**  
**May 31, 2014**

**HOUSING FUND**

Fund  
Balance

<u>Beginning Balance</u>		<b>YTD</b>	<b>\$233,362.30</b>
<i>Revenue:</i>			
140503044300	Interest	\$418.91	
140503014570	Processing Fees	\$2,617.00	
140503024711	Loan Repayments	\$59,956.07	
140503024713	Loan Repayments (unrestricted)	\$14,317.85	
140503044830142	Transfer In	\$0.00	
	<i>Total Revenue</i>	<u>\$77,309.83</u>	
 <i>Expenses:</i>			
14050306405	Recording Fee Expense	\$439.00	
14050306413	Payments to Other Agencies	\$0.00	
14050306414	Printing and Publishing Expense	\$45.83	
14050306490	Other Professional Services	\$276.00	
14050306495	Housing Loans/Assistance	\$40,516.66	
14050306497	Demo Loan	\$38,200.00	
14050306498	Refunds & Reimbursements	\$9,829.70	
14050306508	Postage	\$23.09	
14050306511	Copying	\$67.07	
14050306910001	Transfer Out	\$0.00	
	<i>Total Expenses</i>	<u>\$89,397.35</u>	
 <u>Ending Balance</u>			 <b>\$221,274.78</b>
<b>**Loan Repayments (unrestricted) 6/30/11 balance</b>		<b>\$48,464.44</b>	
<b>**Loan Repayments (unrestricted) 6/30/12 balance</b>		<b>\$42,687.69</b>	
<b>**Loan Repayments (unrestricted) 6/30/13 balance</b>		<b>\$31,239.18</b>	
<b>Total</b>		<u><b>\$122,391.31</b></u>	

**GRANT & LINCOLN SCHOOL DEVELOPMENT**

<u>Beginning Balance</u>		<b>Program To Date</b>
<i>Revenue:</i>		
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144503044800	Sale of Real Property	\$160,000.00
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14450306490	Other Professional Services	\$3,180.70
14450306910001	Transfer Out	\$31,000.00
	<i>Total Expenses</i>	<u>\$158,281.92</u>
 <u>Ending Balance</u>		 <b>\$21,328.11</b>

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

138503024705

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*Expenses:*

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13850306497

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

13850306910145

Transfer Out (2010 IFA Grant Match)		\$ 20,000.00
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<i>Total Expenses</i>		<u>\$ 186,334.26</u>
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Ending Balance**\$ 34,740.74**

**Oskaloosa Housing Trust-Monthly Activity**

May-14

**1st time Homebuyer payments for May 1, 2014** \$ 3,059.63

---

Restricted	\$ 2,162.49
Non-restricted	\$ 897.14

**1st Time Homebuyer Loans final payments this month**

---

<i>Name</i>	<i>Date completed</i>
B Snodgrass	5/1/2014

**1st Time Homebuyer Loans paid in full**

---

<i>Name</i>	<i>Date paid</i>	<i>Payment</i>
J Shelton	4/28/2014	\$ 18.92
B Johnston	5/2/2014	\$ 1,020.55

**Demolition Loan approved**

---

<i>Name</i>	<i>Date approved</i>	<i>Address of demolition</i>
John Carter	5/1/2014	1008 B Avenue West
Terry Wolfswinkle	5/1/2014	1103 B Avenue West

**Demolition loans issued**

---

<i>Name</i>	<i>Amount</i>
Gary/Sue Gerard	\$ 6,200.00

**Subordination agreements**

---

<i>Name</i>	<i>Program</i>	<i>Date sent</i>
Jimmie Teeter	1st time homebuyer	4/21/2014

## Oskaloosa Housing Trust-Monthly Activity

Jun-14

**1st time Homebuyer payments for June 2, 2014** \$ 3,010.42

Restricted	\$ 2,142.45
Non-restricted	\$ 867.97

**1st Time Homebuyer Loan issued**

<i>Name</i>	<i>Amount</i>	<i>Payments start</i>
Steven/Lynn Cox	\$ 3,500.00	8/1/2014

**1st Time Homebuyer Loans final payments next month**

<i>Name</i>	<i>Date completed</i>
L Wilson	7/1/2014

**1st Time Homebuyer Loans paid in full**

<i>Name</i>	<i>Date paid</i>	<i>Payment</i>
Grant/Jennifer Rogers	6/10/2014	\$ 87.11

**Other loans paid in full**

<i>Name</i>	<i>Date paid</i>	<i>Payment</i>
John Carter	6/17/2014	\$ 2,000.00

**Demolition loans issued**

<i>Name</i>	<i>Amount</i>
John Carter	\$ 4,000.00

**Income Offset payments received**

<i>Name</i>	<i>Program</i>	<i>Rcvd</i>	<i>Outstanding</i>
J Mateer	1st time HB	467.00	1,271.65