



HAWKEYE Real Estate & Property Management

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February 16, 2023

Sean Murphy
City of Oskaloosa, Iowa
220 South Market Street
Oskaloosa, IA 52577

RE: Proposed Alley Vacation at 701 2nd Avenue East

Dear Sean:

Thanks for taking the time to talk to me on the phone yesterday about the alley vacate request by the owner of 701 2nd Ave East. I apologize for the late response to your letter dated, January 12, 2023. The letter was sent to my Dad, John Roach, who lives down in Boca Raton, FL. He's the owner of the property just to the north of the alley at 702 1st Avenue East. My company, Hawkeye Property Management, has managed this investment property for the last 8 years, since John purchased it. Unfortunately, my Dad was out of town on vacation for the last 3+ weeks and had the letter sitting in his mailbox when he got back. He just forwarded me the letter on Monday. I would have filled out the survey and/or shown up at the planning and zoning commission meeting on February 7th had I realized that was taking place.

After discussion with my Dad on this proposal, we are in opposition of this proposed alley vacation. We are in agreement that it is not in his best interest if any portion of the alley to the south of his property is sold. Over half of the current driveway approach from South 6th Street sits in the alley. The 2-car detached garage that both (upstairs and downstairs) residents of 702 1st Ave East duplex use is only accessible using this driveway that sits in the alley. We are aware that an easement agreement would be used in the transfer of property, however, another property owner actually owning part of the driveway and being responsible for the maintenance of it presumably is not appealing.

I just talked to Francis Glandon, proposed buyer of alley, about our opposition to his proposal today. I expressed our concerns and also apologized that this didn't come to light sooner when he attended the planning and zoning meeting. I even offered to reimburse him for his \$100 application fee. I told him we want to be good neighbors and not cause issues at all, but this is a disadvantage to my Dad or to any future owner of 702 1st Ave East. If this happens, it really could be detrimental to the future sale of this property in my opinion, as a real estate broker.

I do plan to attend the next City Council meeting on Tuesday, February 21 at 6PM, on my Dad's behalf. I want to be present to persuade the council not to vote in favor of this as well as address any additional questions they may have.

Sincerely,

Chris Roach
Manager