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## Fwd: Ordinance Hearing Comment

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**Tomi Jo Day** <tomijo.day@cityofbloomfield.org>

Wed, Aug 14, 2024 at 4:11 PM

To: Earl Howard <earl.howard@cityofbloomfield.org>, Jennifer Spargur <jennifer.spargur@cityofbloomfield.org>, Don Walton <don.walton@cityofbloomfield.org>, Jake Bohi <jake.bohi@cityofbloomfield.org>, Josh Husted <josh.husted@dcmustangs.com>, Chris Miller <nohitter91@msn.com>, Kyle McClure <kyle.mcclure@cityofbloomfield.org>

FYI  
TOMI JO DAY  
City Administrator  
Finance Manager

City of Bloomfield Iowa  
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Bloomfield, IA 52537  
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----- Forwarded message -----

From: **Stewart Nebel** <stewart@neebz.net>  
Date: Wed, Aug 14, 2024 at 4:08 PM  
Subject: Ordinance Hearing Comment  
To: Tomi Jo Day <tomijo.day@cityofbloomfield.org>

Tomi jo,

Would you be able to see that the council receives my letter for their consideration prior to the hearing tomorrow evening?

Thank you

**Bloomfield City Council**  
111 W Franklin St  
Bloomfield, IA 52537

**Dear Members of the Bloomfield City Council,**

I am writing to express my opposition to the proposed ordinance change that would prohibit building owners in the Main Street district from using the rear 50% of the first floor for residential living. As a property and business owner in this district, I believe this change would have significant negative consequences, both for individual property owners and for the community as a whole.

In the present day, the need for large commercial spaces in the Main Street district is not as necessary as it once was. Allowing the possibility for residential living, in the rear 50%, provides building owners or tenants the flexibility to make use of the space in a way that aligns with current market demands. This adaptability is crucial for maintaining economic viability in our district.

The ability to use this portion of the first floor for residential living is also essential for ensuring better cash flow for property owners. A successful cash flow not only makes it easier to maintain and improve properties but also contributes to a higher resale value. This, in turn, could lead to an increase in property tax revenue for the city, benefiting the broader community.

Furthermore, imposing additional restrictions on the use of Main Street buildings could deter potential investors. Investors are more inclined to support areas where they have the flexibility to fully utilize their properties. Limiting the option for residential living could make these properties less appealing, potentially hindering growth and revitalization efforts in the district.

I urge the Council to reconsider this proposed change and to take into account the broader economic implications for property owners, potential buyers, and the city's tax base. Policies that support flexible and adaptive use of space are essential for the continued prosperity of the Main Street district.

Thank you for your consideration of my concerns. I am available to discuss this matter further or provide additional information if needed.

Sincerely,

Stewart Nebel

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**Stewart M. Nebel**

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