



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: May 11, 2026

ITEM TITLE: Resolution authorizing a bid process and setting a public hearing for the proposed sale of 416 9th Avenue SE

BACKGROUND:

The City of Independence acquired the property located at 416 9th Avenue SE by Court Order under Iowa Code Section 657A.10B, following a finding that the property had been abandoned as a matter of law. Prior to the acquisition of the property, we determined that the structures situated on the property constituted a public nuisance due to inoccupancy and dilapidation. The City Council has identified no public use for the property, and continued ownership would necessitate ongoing maintenance at public expense.

DISCUSSION:

This resolution formally initiates the bid process and sets a public hearing for the sale of the property. Sealed bids will be accepted until 11:00 A.M. on June 2, 2026. The property is being sold in "as is" condition. To ensure the property is appropriately rehabilitated, the Request for Proposals requires the successful bidder to demolish the primary structure, including the basement foundation, if any, within 90 days of closing. The accessory structure must also be completely demolished, including the removal of the concrete pad and any footings. Transferring this property to a private buyer eliminates a neighborhood nuisance and reduces the ongoing maintenance burden on our staff.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **encouraging a supportive environment for businesses, workforce, and economic development**. This item helps achieve that vision by cleaning up a derelict property, ensuring the complete removal of dilapidated structures, and preparing the lot for potential new residential development.

FINANCIAL CONSIDERATION:

The sale of the property promises to generate sufficient funds to reimburse the City for its expenses to acquire the property, and to support the City's ongoing nuisance abatement program. To ensure responsible bids, all proposals must include a bid bond in the amount equal to 25% of the enclosed bid.

RECOMMENDATION:

Staff recommends a motion to approve and authorize the Mayor to sign the resolution authorizing the bid process and setting a public hearing date of June 8, 2026, at 5:30 P.M. for the proposed sale of the property located at 416 9th Avenue SE.