



May 1, 2026

To: Potential Purchasers
Project: Request for Proposals / Bids

PUBLIC NOTICE
Request for Proposals / Bids
Public Hearing Notice
City of Independence

The City of Independence is offering for sale the following City owned property: 204 3rd Street NE, located within the City limits of the City of Independence, Iowa.

If you are interested in purchasing the above-described property, you may submit a proposal to the City by delivering same in writing, in a sealed envelope, noting the address of the property to the City Clerk's Office on or before May 19 at 11:00 a.m. Your proposal must include a number of acknowledgements as follows:

1. Acknowledgement that the Property is being sold as is, including all personal property and contents located at the property at the time of sale;
2. Acknowledgement that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal.
3. Acknowledgement that the Primary Structure on the Property must be demolished (including removal of the basement foundation) within ninety (90) days of closing;
4. Acknowledgment that the Accessory Structure on the Property must be demolished (including removal of the concrete pad and/or any footings) or restored to a condition that is compliant with all applicable codes within one (1) year of closing, only if a new Primary Structure is constructed on the property within the same timeframe.
5. Acknowledgement that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials.
6. Acknowledgement that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed.
7. Acknowledgement that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished within the agreed upon ninety (90) day from closing timeline.
8. Acknowledgement that your proposals may not be contingent upon the occurrence of any event or circumstance, such as financing or appraisal.

Your proposal must also include a description of the intended use of the Property, and the proposed timeline for the intended use, and any other information deemed appropriate. The City Council will consider all contents of the proposals received, and reserves the right to consider and weigh all provisions and contents of the proposals, and may choose to not sell and transfer the property to the highest bidder, reserving right to give value to the other terms and provisions of the proposals. The City further reserves the right to reject all proposals, waive formalities/informalities, and make a decision that is found to be in the best interest of the City of Independence. To inspect the Property or to obtain the required RFP Form, please contact City Hall, 331 1st Street East, Independence, IA, 319-334-2780 or email mchesmore@independenceia.gov.

The Public Hearing on the proposed transfer is scheduled for 5:30 p.m. on May 26, 2026, during a Regular Independence City Council meeting, held in the City Council chambers located at 331 1st Street East, Independence, IA. After acceptance of public comment, if any, and closing of the Public Hearing, the City Council may act upon the proposal to transfer said Property.

Any person may appear at the Public Hearing to comment on the proposed terms of the transfer and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at Independence City Hall, during regular business hours, or by mailing to the City of Independence, Attn. City Clerk, 331 1st Street East, Independence, Iowa, 50644, or by email to slampe@independenceia.gov, on or before the date and time of the Public Hearing.

Susi Lampe, City Clerk
City of Independence, Iowa

Additional facts related to the Property are as follows:

1.) This property is zoned R-2, Mixed Residential District. This lot is 53' X 99'. It is Parcel #0634455002. It is strongly urged that anyone assessing whether to respond to this RFP should perform the proper due diligence beforehand. This includes arranging a site visit by using the City's contact information provided herein. This property will be sold on an "as is" basis with no guarantee or warranty of any kind.

2.) An aerial photo of the lot is attached. Please note that this is not an actual survey. Also attached are photos of the existing structure(s).

3.) In responding to this RFP, written proposals should give the City as much detail as possible, but proposals should include at least the following:

a.) The proposed purchase price.

b.) The proposed use of the property, including a detailed plan for the complete and total demolition and removal of the existing Primary Structure(including its basement) and the complete and total demolition and removal of the Accessory Structure (including removal of the concrete pad and/or any footings) or restored to a condition that is compliant with

all applicable codes within one (1) year of closing, only if a new Primary Structure is constructed on the property within the same timeframe.

c.) The developer's itemized project cost estimates related to the various improvements to the property, including any supporting documentation deemed appropriate.

d.) The steps needed to achieve the developer's stated goal, including a timeline for those steps from the beginning of the project through its completion.

e.) The developer's experience doing the type of work (demolition or restoration) proposed for this property and names and addresses of up to three references who can attest to the developer's experience and qualifications.

f.) A statement addressing the developer's financial capacity to complete the proposed project. Please note that, upon the acceptance of a proposal, the developer must provide the City with adequate documentation showing the ability to finance the work being proposed. The submittal of a binding letter of credit as part of your response to this RFP is not required but is preferred.

6.) The City Council will review all proposals. Potential developers should assume that they will be invited to present their proposals and answer questions at the scheduled public hearing to be held on May 26, 2026, as noted in the Public Hearing Notice.

7.) The City Council reserves the right to reject any or all proposals. The City Council also reserves the right to further negotiate the components of any proposal to make it acceptable to the City Council. The City Council also reserves the right to accept the proposal that is, in the City Council's sole discretion, in the best interests of the City of Independence.

8.) If a proposal is accepted, the developer will be expected to negotiate and enter into a written agreement with the City to complete the project as proposed.

9.) The agreement will include provisions to ensure the developer's compliance with the terms of the agreement. Examples of such provisions will include, but not be limited to, the following:

a.) A description of the proposed project, with enough detail to ensure that both parties have a clear understanding of the project and "expectations". If the project involves renovation of the existing Accessory Structure, demolition of the Primary Structure, and construction of a new Primary Structure, some form of written plans/drawings/specs would be helpful, and to the extent they exist, would be appended to the agreement.

b.) A detailed timeline, outlining steps to be taken with proposed/estimated start and completion dates.

c.) Terms defining “compliance”/”failure to comply/breach” and remedies of the parties in that event.

d.) Terms related to price, closing, possession, taxes, and other terms typical or standard regarding the purchase of property.

e.) Itemized list of cost estimates for improvements that are proposed for the subject property.

10.) The proposed sale of City-owned real estate requires that the City schedule and hold a public hearing before entering into a binding purchase agreement, as scheduled herein.

11.) Questions about the RFP process can be directed to Matt Chesmore, Building Official, at 319-334-2780 or mchesmore@independenceia.gov.

12.) You must complete the next section on the next page (**Request for Proposals**) and return it with your proposal:

Response to Request for Proposals

City of Independence Property

By signing and initialing below, I am stating that I understand the terms of this RFP and agree with its requirements.

Your signature(s): _____

Printed name(s): _____

Business, if applicable: _____

Address: _____

Phone #: _____ Date: _____

Email: _____

1. I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale: _____
2. I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal: _____
3. I Acknowledge that that the Primary Structure on the Property must be demolished within ninety (90) days of closing: _____
4. I Acknowledge that the Accessory Structure on the Property must be demolished (including removal of the concrete pad and/or any footings) or restored to a condition that is compliant with all applicable codes within one (1) year of closing, only if a new Primary Structure is constructed on the property within the same timeframe: _____
5. I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials: _____
6. I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed: _____
7. I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished within the agreed upon ninety (90) day from closing timeline: _____
8. I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal: _____

Description of the intended use of the Property, the proposed timeline for the intended use, and any other information deemed appropriate.

0634452005

0634452013

4TH ST NE

2ND AVE NE

0634455002

0634455003

0634455004

0634455002



INDEPENDENCE, CITY OF (Deed)
204 3RD ST NE
Value: \$37,750

View: [Parcel Report](#) | [Soil Report](#) | [Tax Estimator](#) |
[Eagleview Imagery](#) | [Data Correction Form](#) | [Address Change](#) | [Sales Questionnaire](#) | [Google Maps](#)

0634458001







204







