



CITY COUNCIL WORK SESSION MEMORANDUM

TO: Matthew Schmitz – City Manager
FROM: Matt Chesmore – Building Official
DATE OF MEETING: February 2nd 2026
ITEM TITLE: 204 3rd St NE

DISCUSSION:

The City has received verification from legal staff that the Council can now proceed further with the disposition of the property located at 204 3rd St NE, a property recently obtained through 657A.10b.

The Council has several options in no order or priority, to consider regarding the future of this property.

1. As-is sale
2. Sell property with development agreement (Demolition and/or construction starts within xx months)
3. City clearing of all structures and then sale of the parcel (requires asbestos survey and removal)
4. City clearing of all structures and retaining parcel for future use or sale (requires asbestos survey and removal)

Note: Staff has discussed City conducted demolition with other departments and have determined the City will not be able to conduct demotion of the structures on this lot due to the size and locations of such structures.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed will be brought forward to a City Council meeting for approval.