



## CITY COUNCIL WORK SESSION MEMORANDUM

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**TO:** Matthew R. Schmitz, MPA - City Manager

**FROM:** Matt Chesmore – Building Official

**DATE OF MEETING:** May 4, 2026

**ITEM TITLE:** 416 9<sup>th</sup> Ave. SE – Disposition of Real Estate

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### **DISCUSSION:**

On 3/20/2026, the City of Independence acquired an abandoned property located at 416 9<sup>th</sup> Ave. SE through 657A proceedings.

Given that the mandatory 30-day appeal period has expired, the City may now proceed with the disposition of the parcel and must determine the preferred method.

Staff has received interest from an abutting property owner, willing to acquire the property in its current “as-is” condition.

Should the City choose to proceed with an as-is sale (including any existing structures), staff recommends that the transaction include contingencies outlined within a development agreement to ensure compliance with City expectations and timelines.

Staff is seeking general Council consensus regarding the preferred path forward for the disposition of the property.

Potential methods for disposing of the property in an as-is condition include:

- Publication/Posting – Sealed Bid Process (this was recently chosen for the 3<sup>rd</sup> Street Property)
- Listing through a Real Estate Broker

It is also important to note that this property is almost entirely enveloped by a 100-year flood plain, making future development rather impractical, but not impossible.

### **RECOMMENDATION:**

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