



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: April 27, 2026

ITEM TITLE: Closed Session pursuant to Iowa Code 21.5(1)(j): Real Estate Strategy

BACKGROUND: Administration has identified a potential real estate transaction that requires Council consideration. To protect the City's financial interest and negotiating position, the specifics must be discussed confidentially prior to any public action.

21.5 CLOSED SESSION

1. A governmental body may hold a closed session only by affirmative public vote of either two-thirds of the members of the body or all of the members present at the meeting.

A governmental body may hold a closed session to the extent a closed session is necessary for any of the following reasons:

(j) To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

DISCUSSION:

We utilize this closed session to discuss negotiation strategy and protect the City's financial interests. Consistent with Iowa Code, no final action or vote will occur during this private discussion. Any official decision to proceed with a transaction will take place in an open public session.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by ensuring the City exercises fiscal responsibility and strategic foresight when managing its real estate assets.

FINANCIAL CONSIDERATION:

There is no direct cost to hold the closed session. Any financial impact regarding the purchase or sale of property will be addressed in the open session following the discussion.

RECOMMENDATION:

Staff recommends a motion to enter into a closed session per Iowa Code 21.5(1)(j) to discuss the purchase/sale of particular real estate.