

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

99-335

SYNOPSIS -

AGENDA:

JULY 26, 1999

SUBJECT:

PUBLIC NUISANCE
AT 15 GRANGER
AVENUE

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

This property contains a three-story masonry building that has suffered severe deterioration, including a partially collapsed masonry exterior wall extending through three floors, roof damage, and failing masonry and mortar to the degree that in the opinion of the Building Official, the building is structurally unsound and constitutes a public nuisance.

FISCAL IMPACT -

Estimated demolition costs are \$175,000. All costs associated with this action are intended to be collected from the owner by means of a personal judgement or assessed against the property.

RECOMMENDATION -

Approve resolution declaring a public nuisance at 15 Granger Avenue.

BACKGROUND -

The owner, contract purchaser, and lien holder of this property have been served with notice dated June 14, 1999, to repair or abate the hazards associated with this property within 30 days of the notice date. A response to this notice was not received, nor was any action taken by the owner to improve this property.

Notice was served June 14, 1999, to Ms. Leona M. Gardner Carlson, titleholder; Mr. Larry L. Hughes as registered agent for Terra Tender Inc., contract purchaser; and 1st National Bank of West Des Moines as lien holder. The notice allowed 30 days from receipt to repair or demolish the structure. The notice indicated if they failed to comply, this matter would be presented to the City Council on July 26, 1999, at which time it

would be the Community Development Department's recommendation that this matter be referred to the Legal Department to bring the appropriate legal action against said property to abate this public nuisance.

An inspection of this property conducted July 19, 1999, found that no improvements have been made.

Attached to the roll call is a copy of the June 14, 1999 notice, and a current Property Condition Report prepared by the Permit and Development Center.