

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-318

SYNOPSIS -

AGENDA:

JULY 10, 2000

SUBJECT:

1431 21ST STREET

The structure located at 1431 21st Street has been declared to be a public nuisance. The structure was placed on Demolition Contract 169 for removal. On the 1st day of November, 1999, contract 169 was presented to the City Council for approval. The City Council voted to grant Mr. May a 60-day extension in which to complete the renovation of the structure. The structure remains a public nuisance.

FISCAL IMPACT -

TYPE:

The City will expend approximately \$8,000 if we proceed with the removal of the structure.

**RESOLUTION
ORDINANCE
RECEIVE/FILE**

RECOMMENDATION -

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

Staff recommends that the structure be referred to Engineering for removal.

BACKGROUND -

The structure located at 1431 21st Street was inspected on the 14th day of November, 1996. The owner was the Estate of Clarence DeBoom. The estate entered into a Consent Decree where they agreed to bring the real estate into compliance.

On the 24th day of October, 1997, the estate sold the real estate on contract to Bryan May. On the 4th day of March, 1999, the real estate contract was assigned to T&J Development Corporation. Bryan May is listed as the President of T&J Development Corporation at the Iowa Secretary of State, Corporation Division.

Mr. May was granted extensions in which to complete the renovation of the structures. The renovation was not completed. On the 13th day of November, 1998, Mr. May was informed that the structure would

be referred to the Engineering Department for removal.

On the 22nd day of December, 1998, Mr. May caused an Application for Injunctive Relief to be filed with the court. On the 16th day of August, 1999, the Court denied the request to stop the demolition.

On the 1st day of November, 1999, staff requested that the structure be removed under Demolition Contract 169. Council voted to hold the structure for 60 days to allow for the renovation of the structure.

Staff conducted an inspection of the structure on the 14th day of February, 2000, and found that the nuisance has not been abated. An inspection was completed on the 3rd day of July, 2000, and it was found that the electrical system rough-in has been completed but the final installation of the system is not completed. The plumbing lines are installed and need the permit for the final inspection of the rough-in. There is no permit for the mechanical system. The structural work needs a final on the building permit. The foundation repairs need a permit. The interior is gutted and wall, ceiling and floor coverings will need to be installed.