

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-376

SYNOPSIS -

AGENDA:

AUGUST 21, 2000

This property contains an abandoned nursing home that has suffered extensively from neglect, deterioration, and vandalism. This structure shows extensive evidence of indigent occupancy, "urban mining," nuisance fires, deterioration, and damage of building systems to the extent that, in the opinion of the Building Official, this structure constitutes a public nuisance.

SUBJECT:

PUBLIC NUISANCE
AT 711 16TH
STREET

FISCAL IMPACT -

Estimated demolition costs are \$55,000, including asbestos abatement. All costs associated with this action are intended to be collected from the owners by personal judgement, or assessed against the property.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval.

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

BACKGROUND -

Notice dated June 22, 2000 was served by certified mail to the titleholders: DGM Properties, LLC, Attn: Bill Crawford; TLREF LP, Attn: Corporation Service Co.; B2 Real Estate Fund, LP, Attn: Corporation Service Co. Registered Agent; and the Tax Certificate holder: Entrust Administration, Attn: Debra Greenstein, President. This notice required the owners to repair or demolish this structure within 30 days of receipt of the notice. Upon failure to comply, the notice stated this matter would be presented to the City Council on August 21, 2000, and the Community Development Department would recommend that the matter be referred to the Legal Department to bring the appropriate legal action against said property to abate this public nuisance.

An inspection and records review conducted on August 14, 2000 found that no improvements have been made, no permits authorized, and no application for permits received.

Copies of notices, return receipts, property condition reports, site plans, and photographs are attached to the fact sheet.

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