

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

01-027

SYNOPSIS -

AGENDA:

JANUARY 22, 2001

SUBJECT:

PUBLIC NUISANCE
AT 2100 EAST
WALNUT STREET

The property at 2100 East Walnut Street contains an abandoned mixed retail and residential structure that has suffered extensively from neglect, deterioration, and vandalism. The structure has lost all grandfather rights as a commercial use and is partially obsolete. The structure shows evidence of indigent occupancy and "urban mining," and has suffered deterioration and damage of building systems to the extent that, in the opinion of the Building Official, the structure constitutes a public nuisance.

FISCAL IMPACT -

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

Estimated demolition costs are \$25,000, which includes asbestos abatement. All costs associated with this action are intended to be collected from the owners by personal judgement or assessed against the property.

RECOMMENDATION -

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

Approval.

BACKGROUND -

Notice dated December 5, 2000, was delivered by certified mail to the Title Holders (Betty J. Lancaster, Douglas D. and Nona J. Thompson); Lien Holder (Dusty S. Seiberling); and Tax Certificate Holders (Tax 132, Attn. Dennis Blume; Mooring Tax Asset Group LLC, Attn. James P. Meeks President). This notice required repair or demolition within 15 days of receipt of notice.

Inspection and records review conducted January 16, 2001, indicated no repairs have been performed and no permits have been requested or authorized. A single response from Douglas Thompson was received following notice. This correspondence indicated Douglas

Thompson has had no interest in the property since 1968.

The structure has a leaking and damaged roof, damaged or missing windows and doors, deteriorated masonry, and vandalized interior and exterior. The interior of the building has been gutted of finishes, fixtures, and stairways. The structure has been an attraction to children and vagrants who reopen and gain access through exterior openings that have been boarded by City contractors. Interior wiring has been stripped and damaged. The lack of interior gypsum or plaster finishes constitutes a fire hazard.

Attached to the roll call are copies of correspondence, notices, return receipts, a site plan, property condition report, and photographs.