

**CITY OF DES MOINES, IOWA**  
Office of Legal  
Community Development Department

TO: Mayor and Council Members  
Phil Delafield, Acting Director  
Community Development

DATE: January 21, 2015

FROM: Victoria Cresta  
Legal Assistant

SUBJECT: Board of Health  
January 26, 2015

**AUTHORIZING:**

1. The Legal Department to proceed with court action for authority to abate the public nuisances at the following locations:
  - (A) 5538 SW 15<sup>th</sup> Street, fire-damaged main structure, Titleholder: Matilde Guerrero; Mortgage Holder: Wells Fargo Bank, National Association.  
  
08/15/2014 The fire-damaged main structure was inspected and found to be a public nuisance.  
  
10/28/2014 Allied Property and Casualty Insurance Company sent a letter to the City of Des Moines informing the Mayor and City Council they were holding a demolition reserve in the amount of \$10,000 for this property.  
  
11/18/2014 The Public Nuisance Notice was served on Mortgage Holder Wells Fargo Bank, National Association.  
  
11/28/2014 The Public Nuisance Notice was served on Titleholder Matilde Guerrero via publication.  
  
01/08/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.  
  
01/08/2015 The Inspector reports no permits have been requested and no visual progress toward abatement.

(B) 3732 Easton Blvd, commercial building structure,  
Titleholder: Tax Partnership 26.

- 07/30/2014 The commercial building structure was inspected and found to be a public nuisance. Interior photos were taken at this time.
- 09/11/2014 The Public Nuisance Notice was served on Titleholder Tax Partnership 26.
- 11/18/2014 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.
- 11/18/2014 The Inspector reports no permits have been requested and no visual progress toward abatement.

(C) 2240 E Grand Avenue, main structure, Titleholder: Daniel J Gilchrist

- 07/07/2014 The main structure was inspected and found to be a public nuisance.
- 12/07/2014 The Public Nuisance Notice was served on Titleholder Daniel J Gilchrist.
- 01/20/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.
- 01/20/2015 The Inspector reports no permits have been requested and no visual progress toward abatement.

(D) 2620 E Grand Avenue, commercial building structure, Titleholder: Ben Mortensen dba One Oak, LLC.

- 06/20/2014 The commercial building structure was inspected and found to be a public nuisance. Interior photos were taken at this time.
- 11/07/2014 The Public Nuisance Notice was served on Titleholder Ben Mortensen dba One Oak, LLC via publication.
- 01/21/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.
- 01/21/2015 The Inspector reports no permits have been requested and no visual progress toward abatement.

(E) 1311 E Sheridan Avenue, garage structure, Titleholders: Marin Flores and Maria Ramos; Mortgage Holder: Wells Fargo Bank, National Association.

09/24/2014 The garage structure was inspected and found to be a public nuisance. Interior photos were taken at this time.

10/14/2014 The Public Nuisance Notice was served on Titleholder Maria Ramos.

11/18/2014 The Public Nuisance Notice was served on Mortgage Holder Wells Fargo Bank, National Association.

11/28/2014 The Public Nuisance Notice was served on Titleholder Marin Flores via publication.

12/31/2014 The property was re-inspected and found to remain a public nuisance.

01/20/2015 The property was re-inspected and found to remain a public nuisance. Pictures were taken at this time.

01/20/2015 The Inspector reports a demolition permit was issued on December 22, 2014 and it expires on January 22, 2015. He reports no visual progress toward abatement.

cc: Jeff Lester  
Vicky Long Hill  
Su Donovan