



Roll Call Number

Agenda Item Number

32A

Date February 21, 2022

ABATEMENT OF PUBLIC NUISANCE AT 3323 INGERSOLL AVENUE

WHEREAS, the property located at 3323 Ingersoll Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, AHC Woodland, LLC, was notified more than thirty days ago to repair or demolish the structure (commercial building) and as of this date has failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The structure (commercial building) on the real estate legally described as The West 92 1/2 feet of Lot 1 CRESCENT PLACE, an Official Plat, Except that part deeded to the City of Des Moines as described in Warranty Deed Book 12812 Page 61, recorded October 22, 2008, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3323 Ingersoll Avenue, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.
Second by _____

FORM APPROVED:

Judy K Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

32A



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2021-000053	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 11/08/2021
	Date of Notice: 12/29/2021
Date of Inspection: 11/08/2021	

AHC WOODLAND LLC
JOHN STOOPS
1603 ORRINGTON AVE 990
EVANSTON IL 60201

Address of Property: 3323 INGERSOLL AVE, DES MOINES IA 50312
Parcel Number: 782406452012
Legal Description: -EX BEG SW COR THN N 55.4F SE 55.31F E 13.09F S 1.15F W 23.99F TO POB- & -EX E 192F- LOT 1 CRESCENT PLACE

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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60-192(10) - Dangerous Structure or
Premise - Lack of Sufficient Construction

Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.

12/28/2021

HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

IF THE GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.

60-192(3) - Dangerous Structure or Premise
- Damaged

12/28/2021

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH.

SCRAPE LOOSE PAINT, REPAIR WHERE NEEDED AND PAINT TO MATCH.

REPLACE ALL SMOKE DETECTORS PER CODE AFTER FIRE.

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

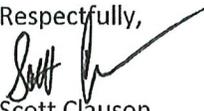
If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

SAClauson@dmgov.org





32A



02-03-2022 09:20 AM

32A



02-03-2022 09:20 AM

02-03-2022 09:21 AM



39A

32A



02-03-2022 09:21 AM

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	3323 INGERSOLL AVE				
City	DES MOINES	Zip	50312	Jurisdiction	Des Moines
District/Parcel	090/01642-002-000	Geoparcels	7824-06-452-012	Status	Active
School	Des Moines	Nbhd/Pocket	DM49/Z	Tax Authority Group	DEM-C-DEM-77131
TIF	84/Des Moines Ingersoll-Grand Commercial UR	Submarket	Northwest Des Moines	Appraiser	Austin Viggers 515-286-3958

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2018-08-03 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	AHC WOODLAND LLC	2017-09-20	16652/880

Legal Description and Mailing Address

-EX BEG SW COR THN N 55.4F SE 55.31F E 13.09F S 1.15F W 23.99F TO POB- & -EX E 192F- LOT 1 CRESCENT PLACE	AHC WOODLAND LLC 2540 73RD ST URBANDALE, IA 50322-4700
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$126,000	\$1,214,000	\$1,340,000

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

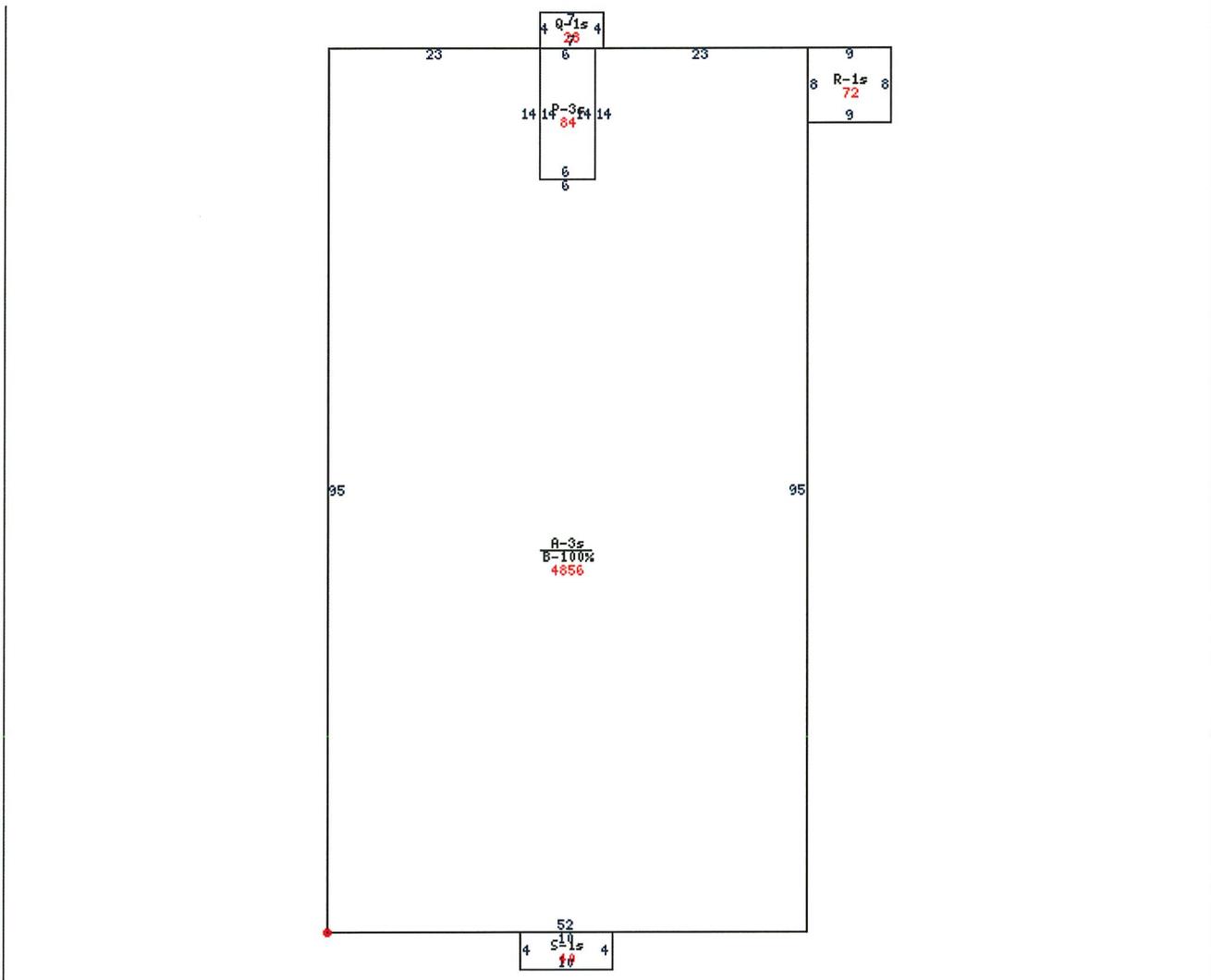
Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
MX2	MX2 Mixed Use District		

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	11,880	Acres	0.273	Topography	Normal
Shape	Irregular	Vacancy	No	Unbuildable	No
Commercial Summary					
Occupancy	Apartment	Age, Weighted	1919	Total Story Height	1
Land Area	11,880	Gross Area	14,640	Finished Area	14,640
Unfinished Bsmt Area	4,928	Finished Bsmt Area	4,000	Number of Units	34
Primary Group	Apartment	Percent Primary Group	74.82	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	2/Brick or Masonry	Condition, Weighted	BN/Below Normal
Ground Floor Area	4,928	Perimeter	322		
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete Block or Tile
Submerged	No	Exterior Wall	Brick on Masonry	Insulation	Yes
Roof	Flat	Roof Material	Built-up	Covered Area	40
Covered Quality	Normal	Entrance Square Foot	352	Entrance Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick or Masonry
Total Section Area	19,568	Ground Floor Area	4,928	Perimeter	322
Grade	4+00	Year Built	1919	Condition	Below Normal
Comment	P=EBP Q=EFP R=1ST ENTRY S=OFP				

Commercial Groups - 3 Records					
Commercial Group #101 1					
Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	14,640	Base Floor Area	4,928	Number Units	30
Heating	Central	Air Conditioning	None	Exhaust System	No
Commercial Group #101 2					
Use Code	Basement Entire	Number Stories	1	Total Group Area	4,928
Base Floor Area	4,928	Heating	None	Air Conditioning	None
Exhaust System	No				
Commercial Group #101 3					
Use Code	Basement Finished	Number Stories	1	Total Group Area	4,000
Base Floor Area	4,000	Number Units	4	Heating	Central
Air Conditioning	None	Exhaust System	No		



Detached Structures - 2 Records

Detached Structure #101

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	5,000
Grade	4	Year Built	1919	Condition	Normal

Detached Structure #201

Occupancy	Trash Enclosure	Construction Type	Steel	Measurement Code	Lineal Feet
Lineal Feet	36	Height	8	Grade	4
Year Built	2020	Condition	Normal		

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
REED COOPERATIVE HOUSING ASSOCIATION	AHC WOODLAND LLC	2017-09-19	\$1,810,000	Deed	16652/880 Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
REED COOPERATIVE HOUSING ASSOCIATION	AHC WOODLAND LLC	2017-09-19	2017-09-20	Warranty Deed Corporate	16652/880
NAHAS, NATALIE (Trustee) NATALIE NAHAS 2010 REVOCABLE TRUST	REED COOPERATIVE HOUSING ASSOCIATION	2012-12-28	2013-01-02	Trustee Warranty Deed	14599/700

Permits - 7 Records

Year	Type	Permit Status	Application	Reason	Reason1
2021	Permit	No Add	2020-10-07	Addition	MISC
2020	Permit	No Add	2019-06-27	Alterations	INTERIOR
2017	Pickup	No Add	2017-02-23	Review Value	CONDOAPT/COOP/MULTI
2015	Pickup	Complete	2014-07-21	Review Value	CONDOAPT/COOP/MULTI
2013	Pickup	Complete	2012-07-19	Review Value	CONDOAPT/COOP/MULTI
2011	Pickup	Complete	2010-06-02	Review Value	CONDOAPT/COOP/MULTI
2009	Pickup	Complete	2009-01-06	Review Value	CLASS CHANGE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$126,000	\$1,214,000	\$1,340,000
2019	Assessment Roll	Residential	Full	\$115,000	\$985,000	\$1,100,000
2017	Assessment Roll	Residential	Full	\$114,700	\$802,300	\$917,000
2015	Assessment Roll	Residential	Full	\$96,000	\$732,400	\$828,400
2013	Assessment Roll	Residential	Full	\$96,000	\$641,000	\$737,000
2011	Assessment Roll	Residential	Full	\$96,000	\$641,000	\$737,000
2009	Assessment Roll	Residential	Full	\$96,000	\$641,000	\$737,000
2008	Correction	Residential	Full	\$96,000	\$641,000	\$737,000
2008	Board Prior Year	Commercial Multiple	Full	\$96,000	\$641,000	\$737,000

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