



Roll Call Number

26-0247

Agenda Item Number

29

Date February 23, 2026

**RESOLUTION AUTHORIZING SATISFACTION OF JUDGMENT LIENS
IMPACTING 1196 9TH STREET, 1331 13TH STREET, 1245 21ST STREET, AND 37 E.
GRAY STREET**

WHEREAS, the City of Des Moines filed a lawsuit (Case No. EQCE087159) and obtained a judgment in 2022 against JRTT LLC et al. in the amount of \$208,348.85, in relation to nuisance abatement and enforcement costs and court costs, which lien encumbers the real property owned by JRTT LLC and located at 1196 9th Street in the Cheatom Park Neighborhood in Des Moines (“Property”); and

WHEREAS, the City of Des Moines filed a lawsuit (Case No. EQCE087773) and obtained a judgment in 2023 against JRP LLC in the amount of \$2,056.92, in relation to nuisance abatement and enforcement costs and court costs, which lien encumbers the real property owned by JRP LLC and located at 1331 13th Street in the King Irving Neighborhood in Des Moines (“Property”); and

WHEREAS, the City of Des Moines filed a lawsuit (Case No. EQCE087038) and obtained a judgment in 2021 against ITM Services, LLC in the amount of \$683.00, in relation to nuisance abatement and enforcement costs and court costs, which lien encumbers the real property owned by ITM Services, LLC and located at 1245 21st Street in the Drake Neighborhood in Des Moines (“Property”); and

WHEREAS, the City of Des Moines filed a lawsuit (Case No. EQCE082643) and obtained a judgment in 2018 against Austin Nittler in the amount of \$17,962.94, in relation to nuisance abatement and enforcement costs and court costs, which lien encumbers the real property owned by Austin Nittler and located at 37 E. Gray Street in the Indianola Hills Neighborhood in Des Moines (“Property”); and

WHEREAS, the City of Des Moines filed a civil infraction (Case No. DMCICI009229) and obtained a judgment in 2021 against Austin Nittler in the amount of \$750.00, in relation to allowing an accessory structure without a primary structure at the property and associated court costs, which lien encumbers the real property owned by Austin Nittler and located at 37 E. Gray Street in the Indianola Hills Neighborhood in Des Moines (“Property”); and

WHEREAS, Neighborhood Services Department staff inventoried properties that have City judgment liens, were public nuisances in which the primary structure was demolished by the City, that have unpaid taxes, liens, and conditions negatively affecting their marketable title.; and

WHEREAS, the Iowa Code section 657.2A prevents properties that are the subject of nuisance abatement actions from being offered for tax sale until the judgement is satisfied or the abatement action is dismissed; and

WHEREAS, the City’s Neighborhood Services Department staff have reviewed the judgment lien and nuisance abatement status and have determined that it would be in the City’s best interest to release and satisfy the above-listed judgment liens to allow for the property to be sold at tax sale or otherwise transferred and



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placed back into productive use.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. The City approves waiving the amount due to the City as a result of the judgment entered in EQCE087159, releasing JRIT LLC et al. from liability pursuant to said judgment and showing such judgment as satisfied in the records of the Polk County, Iowa, District Court Clerk.
2. The City approves waiving the amount due to the City as a result of the judgment entered in EQCE087773, releasing JRP LLC from liability pursuant to said judgment and showing such judgment as satisfied in the records of the Polk County, Iowa, District Court Clerk.
3. The City approves waiving the amount due to the City as a result of the judgment entered in EQCE087038, releasing ITM Services, LLC from liability pursuant to said judgment and showing such judgment as satisfied in the records of the Polk County, Iowa, District Court Clerk.
4. The City approves waiving the amount due to the City as a result of the judgment entered in EQCE082643, releasing Austin Nittler from liability pursuant to said judgment and showing such judgment as satisfied in the records of the Polk County, Iowa, District Court Clerk.
5. The City approves waiving the amount due to the City as a result of the judgment entered in DMCICI009229, releasing Austin Nittler from liability pursuant to said judgment and showing such judgment as satisfied in the records of the Polk County, Iowa, District Court Clerk.
6. The Legal Department is authorized and directed to take all necessary action to release and satisfy the judgment lien as described above.
7. The Neighborhood Services Department is directed to monitor 1196 9th Street, 1331 13th Street, 1245 21st Street, and 37 E. Gray Street and if offered at a future tax sale and eligible for City request to seek the tax certificates.

(Council Communication No. ~~26-067~~)

MOVED BY *Gatto* TO ADOPT.

SECOND BY *Voss*.

FORM APPROVED:

Marcus Coleman
Assistant City Attorney



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
BARRON	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			
MOTION CARRIED			APPROVED	

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Connie Boesen

Mayor

Laura Baumgartner

City Clerk