



Roll Call Number

26-0843

Agenda Item Number

35A

Date July 13, 2026

ABATEMENT OF PUBLIC NUISANCE AT 1116 E. SENECA AVE.

WHEREAS, the property located at 1116 E. Seneca Ave., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, BDT 2024 LLC, and the Mortgage Holder, Fannie Mae c/o JLL Real Estate Capital, LLC, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

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

The main structure on the real estate legally described as The West 978 feet of the South 1/2 of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 79 North, Range 24 West of the 5th P. M., Polk County, Iowa, except streets, and except the West 25 feet & the South 25 feet and except Dial Place and Dial Place 2, and except that part 15 east and adjacent to Lot 1 in Dial Place Plat 2; and all of Lot 9, except the North 140 feet, in the Partition Plat of Mary & Peter Peterson Estate, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1116 E. Seneca Ave., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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 Gatto to adopt.

Second by Voss

FORM APPROVED:

Kristine Stone

Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

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