

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

---

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 15, 2015 AGENDA**

<p><b>Subject:</b></p> <p>Condemning Five (5) Residential Structures as a Nuisance.</p> <p><b>Submitted By:</b></p> <p>Housing &amp; Neighborhood Programs Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>Five (5) residential structures in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which it is located. All Notices have been mailed in accordance with Arkansas State Law.</p> <p>The estimated cost to demolish and remove these structures is \$20,000.00. The charge for these Five (5) structures will be charged to the Demolition Account.</p> <p>Approval of the ordinance.</p> <p>Various citizens and Neighborhood Associations have complained about the negative environmental and criminal impact dilapidated and burned out structures has on their neighborhoods. This is the initial step to begin the redevelopment process.</p> <p>These structures have been documented as severely dilapidated and/or burned. These structures have been abandoned by the owners or the owners have requested the City to demolish them. They are fire damaged or deteriorated to a level of being unsafe and dangerous.</p>	

1. **2100 South Cross Street Ward: 1**      Owner: Thelma W. Banks/Vadrick M Banks  
25125 Santa Clara, Apt 278 Hayward, CA 94544  
Legal: Weldon E Wright's Block 36; Lot 12  
Parcel No: 34L-20-200-400-00

This property was originally inspected and declared unsafe on November 21, 2011, due to deteriorating conditions. The owner has failed to bring the structure into compliance. Notification was also sent to the following: Vadrick M Banks, 225 West Winiton Avenue, Hayward CA 94544. Attorney, D Scott Schrader 12921 Cantrell Rd. Ste. 309 Little Rock, AR 72223.

2. **2121 South Cross Street Ward: 1**      Owner: Christopher & Debra Sims  
7 Jake Court, Little Rock, AR 72204  
Legal: Worthen Wat Block 3; Lot 5  
Parcel No: 34L-20-300-006-00

This property was originally inspected and declared unsafe on March 31, 2015, due to a structure fire. Theo has failed to bring the structure into compliance.

3. **11 Sheraton Drive Ward: 7**      Owner: Larry R Sr. & Linda Sue Jackson  
11 Sheraton Drive, Little Rock, AR 72209  
Legal: Meadowcliff Lot 350  
Parcel No: 44L-16-400-366-00

This property was originally inspected and declared unsafe on October 2, 2014, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

4. **9025 South Heights Ward: 2**      Owner: Manuel Beza-Beza  
13743 Appleglen Cove, Alexander, AR 72002  
Legal: South Heights Sub S57' of Lot 9  
Parcel No: 35L-00-162-009-00

This property was originally inspected and declared unsafe on May 13, 2015, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

5. **4207 West Drive Ward: 2**      Owner: Linda Nelson  
3800 Bruno Road, Little Rock, AR 72209  
Legal: Collie J M Sub Lot 5  
Parcel No: 35L-00-124-006-00

This property was originally inspected and declared unsafe on January 1, 2015, due to deteriorating conditions. The owner has failed to bring the structure into compliance.