OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION NOVEMBER 15, 2022 AGENDA

Subject:	Action Required:	Approved By:
Condemning seven (7) residential structures as a Nuisance.	√ Ordinance Resolution	
Submitted By:		
Housing & Neighborhood Programs Department		Bruce T. Moore City Manager
SYNOPSIS	Seven (7) residential structures are in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located. All Notices have been mailed in accordance with Arkansas State Law.	
FISCAL IMPACT	The estimated cost to demolish and remove these seven (7) structures is \$59,500.00, and will be charged to the Demolition Account.	
RECOMMENDATION	Approval of the ordinance.	
BACKGROUND	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.	

1. 6103 Fourche Dam Ward: 1 Owner: Travis Ramsey

Pike, Lot #2

Legal: Lot 0; Block 13, IMPS ONLY SITS ON 24L-

007.01-050.00 PT LOTT 13 BEG 222' N OF SW COR TH E277' N OF SW COR TH E277' TO WLN OF FOURCHE DAM PIKE & ELN OF TR 13 S67

1/4' W277' N67 1/4' TO POB

Parcel No.: 24L0070105000

This property was originally inspected and declared unsafe in August 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

2. 2703 Washington Street Ward: 1 Owner: Willie B. Dixon, Jr.

Legal: Lot 4; Block 3, Landreth & Cox Gauntt Rep of

mS90' LTS 4 Thru 6/3 N1/2 W1/2 Closed

Parcel No.: 34L1700002600

This property was originally inspected and declared unsafe in February 2004 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$330.86 in Outstanding Liens.

3. 3412 Coffer Lane Ward: 2 Owner: M&T Coffer and Community, LLC/MHCI Partners,

LLC

Legal: IMPS Only Sits on 35L-001.23-008.00

Parcel No: 35P0012300000

This property was originally inspected and declared unsafe in July 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

4. 9500 South Heights Ward: 2 Owner: David Gutierrez

Road, Lot #228

Legal: Lot 228; Block imps only Sits on 35L-006.73-

001.00

Parcel No: 35P0067322800

This property was originally inspected and declared unsafe in May 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

5. 2 Regina Circle Ward: 2 Owner: Krista Leigh Anne Martin

Legal: Lot2; IMPS Only Sits on 34L-404.22-001.00

Parcel No: 34P4042200200

This property was originally inspected and declared unsafe in August 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

6. 13241 Cantrell Road Ward: 4 Owner: Nadine Richardson

Legal: Lot 5; Block 16, Pankey J 3rd

Parcel No: 43L0180012200

This property was originally inspected and declared unsafe in July 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

7. 1522 Perry Road Ward: 6 Owner: Mary Dycus

Legal: Lots 15 & 16; Block 16 - Hicks Interurban

Parcel No: 44L0810319700

This property was originally inspected and declared unsafe in June 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There \$718.22 in Outstanding Liens.