

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 5, 2018 AGENDA**

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| <p><b>Subject:</b></p> <p>Amending Ordinance No. 21,561 removing the structure the located at 2901 Martin Luther King, Jr., Drive from the Demolition List.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p> | <p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore<br/>City Manager</p> |
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| <p><b>SYNOPSIS</b></p>       | <p>Amending Ordinance No. 21,561 removing the structure located at 2901 Martin Luther King, Jr., Drive from the Demolition List.</p>   |
| <p><b>FISCAL IMPACT</b></p>  | <p>None.</p>   |
| <p><b>RECOMMENDATION</b></p> | <p>Approval of the ordinance.</p>  |
| <p><b>BACKGROUND</b></p>     | <p>On March 20, 2018, the Board of Directors approved Ordinance No. 21,561, and the structure located at 2901 Dr. Martin Luther King, Jr., Drive was included in that ordinance. The building is a former business that had been vacant for several years. The rear of the building is near collapse and the brick façade on the south side is failing and several bricks have already fallen. The building sits next to the Rose of Sharon Church and is located within a block of a Little Rock School District facility.</p> <p>On September 30, 2016, City Staff sent out the first notice that listed sixteen (16) items that were in violation and needed to be addressed. Staff was contacted by the owner and they were given additional time to come into compliance.</p> |

**BACKGROUND  
CONTINUED**

On September 14, 2017, staff sent out a second communication advising the owner that the time allowed to bring the structure into compliance with the Little Rock Building Code had expired. Staff was contacted by the owner and they were given additional time to come into compliance.

On February 8, 2018, staff sent out a third communication advising the owner that the time allowed to bring the structure into compliance with the Little Rock Building Code had expired.

On March 1, 2018, staff sent out a fourth communication advising the owner that the time allowed to bring the structure into compliance with the Little Rock Building Code had expired and the structure was schedule to be submitted to the Board of Directors for condemnation on March 20, 2018.

On March 13, 2018, staff received a letter from the owner stating they did not have any funds to invest into the property and were trying to sell it. They requested additional time in order to finalize the administration of the property.

On April 25, 2018, staff received an Asbestos Inspection Report, which indicated that approximately 1,200 square-feet of floor tile contained certain asbestos greater than 1%.

On March 23, 2018, staff performed an additional site inspection to better determine any safety issues not presented in the previous items. Staff observed a location on the rear of the structure that showed fire damage that had structurally compromised the rear of the building. Upon inspection of the first and second floor, staff observed that the back half of the building had shifted and/or sunk. Several locations of water damage were observed, which included rotten or damaged wood flooring, walls and structural members.

Due to the unsafe structural condition of the building and the asbestos containing material within the building, it is staff's recommendation that the structure remain condemned and the City continue with the demolition process.