

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 16, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>Condemning Nine (9) Residential Structures as a Nuisance.</p> <p>Submitted By:</p> <p>Housing & Neighborhood Programs Department</p>	<p>Ordinance ✓ Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Nine (9) 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>	
FISCAL IMPACT	<p>The estimated cost to demolish and remove this structure is \$31,500. The charge for these nine (9) structures will be charged to the demolition account.</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<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>	
BACKGROUND	<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. 7716 West 38th Street **Ward: 6** Owner: Monica Cai
Legal: John Barrow 1L Block 14 Lots 10-11-12
Parcel No: 44L-134-01-123-00

This property was inspected and declared unsafe on March 10, 2014, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

2. 4204 West 19th Street **Ward: 1** Owner: Money In The Bank
Legal: Johnson S. J. Addition Lot 11 Block 22
Parcel No: 34L-162-00-211-00

This property was inspected and declared unsafe on April 3, 2007, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

3. 3224 Arch Street **Ward: 1** Owner: Greater Trinity Church of Christ of Little Rock
Legal: Callaway Lot 5 Block 1
Parcel No: 34L-278-00-005-00

This property was inspected and declared unsafe on March 18, 2014, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

4. 4110 West 21st Street **Ward: 1** Owner: Frank Euell Baugh
Legal: Elm Street Lot 11 Block 1
Parcel No: 34L-166-00-011-00

This property was inspected and declared unsafe on August 12, 2013, due to extensive fire damage. Owners have failed to bring the structure into compliance.

5. 2200 South Pine Street **Ward: 1** Owner: Annie Westmoreland
Legal: Waymans Except 10' by 10' in LT 12 6 Lot 12 Block 6
Parcel No: 34L-165-00-014-00

This property was inspected and declared unsafe on September 14, 2012, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

6. 2523 South Pine Street **Ward: 1** Owner: Odell & Alma Strain
Legal: Butlers R C Lot 7 Block 7
Parcel No: 34L-168-00-054-00

This property was inspected and declared unsafe on December 21, 2010, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

7. 2524 South Pine Street **Ward: 1** Owner: Trust Number 34L1680004300
Legal: Butlers R C Lot 5 Block 6
Parcel No: 34L-168-00-043-00

This property was inspected and declared unsafe on January 4, 2011, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

8. 1715 South Pulaski Street

Ward: 1

Owner: Albert Ray Jordan

Legal: City of LR L16 Lot 4 Block 316

Parcel No: 34L-020-16-143-00

This property was inspected and declared unsafe on December 7, 2005, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

9. 2308 South Valentine Street

Ward 1

Owner: Victor F. Johnson

Legal: Chesterfield Square Lot 16 Block 5

Parcel No: 34L-178-00-110-00

This property was inspected and declared unsafe on January 30, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance.