

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 20, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>Condemning Seven (7) 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>Seven (7) 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 cordance with Arkansas State Law.</p>	
FISCAL IMPACT	<p>The estimated cost to demolish and remove this structure is \$29,000.00. The charge for this Seven (7) structures will be charged to the demolition account.</p>	
RECOMMENDATION	<p>Approval of the ordinance</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. 1005 West 35th Street Ward: 1 Owner: Mattie Jordan & Brenda Brooks
Address: 1006 South Victory Street,
Little Rock
Legal: Woodlawn Block 4; Lot 8
(Sits on 3500 Chester Street)
Parcel No: 34L2790004500**

This property was originally inspected and declared unsafe on April 28, 2016, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

- 2. 2717 Barber Street Ward: 1 Owner: Lender Miller
Address: 2717 Barber Street, Little Rock
Legal: Barber Ave Block 1; Lot 10
Parcel No: 34L1570010000**

This property was originally inspected and declared unsafe on October 16, 2015, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

- 3. 2911 Chester Street Ward: 1 Owner: James / Vickie Carlson
Address: 9603 Highway 38, Ward, AR 72176
Legal: Park Hill Addition to LR Block 2; Lot 17
Parcel No: 34L2730003900**

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

- 4. 2104 South Pulaski Street Ward: 1 Owner: X Force C/O Nathan Muhammad
Address: 724 Parkdale Street
North Little Rock, AR 72117
Legal: Weldon E Wright's Block 40; Lot 11
Parcel No: 34L2020040500**

This property was originally inspected and declared unsafe on December 8, 1993, due to deteriorating conditions. The owner has failed to bring the structure into compliance. Item was deferred from the April 19, 2016, Board of Directors Meeting in order to give the new owner time to submit a design plan & securing financing; however, staff has not had any contact since May 4, 2016.

- 5. 2704 Spring Street Ward: 1 Owner: Vincent Hopes
Address: 1507 Charles Bussey Avenue, Little Rock
Legal: Spring Street Block 1 Lot 11
Parcel No: 3412630001000**

This property was originally inspected and declared unsafe on August 20, 2004, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

6. 3023 South State Street Ward: 1 **Owner:** LOP Land Trust C/O Jeremy Weaver, TTE
Address: 482 SE Guava Terrace
Port Saint Lucie, FL 34983
Legal: Kimball South Park Block 11 S33
1/3' of Lot 6
Parcel No: 34L2700007900

This property was originally inspected and declared unsafe on October 5, 2013, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

7. 3108 South State Street Ward: 1 **Owner:** Robert & Grace Stancil
Address: 1106 Belan Avenue NW
Camden, AR 71701
Legal: Ebandale Block 4; Lots 19 & 20
Parcel No: 34L2770003400

This property was originally inspected and declared unsafe on September 3, 2015, due to deteriorating conditions. The owner has failed to bring the structure into compliance.