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

<table>
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<tr>
<th>Subject:</th>
<th>Action Required:</th>
<th>Approved By:</th>
</tr>
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<tr>
<td>Condemning Seven (7) Residential Structures as a Nuisance.</td>
<td>✓ Ordinance Resolution Approval Information Report</td>
<td>Bruce T. Moore City Manager</td>
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**Submitted By:**
Housing & Neighborhood Programs Department

**SYNOPSIS**
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 accordance with Arkansas State Law.

**FISCAL IMPACT**
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.

**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. 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:** 34L2630001000

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: Ebandal 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.