

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 10, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Condemning Nine (9) Residential Structures as a Nuisance.</p> <p><b>Submitted By:</b></p> <p>Housing &amp; Neighborhood Programs Department</p>	<p><b>Ordinance</b> ✓ Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<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>	
<b>FISCAL IMPACT</b>	<p>The estimated cost to demolish and remove these structures is \$33,200. The charge for these Nine (9) structures will be charged to the demolition account.</p>	
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>	
<b>CITIZEN PARTICIPATION</b>	<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>	
<b>BACKGROUND</b>	<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. 517 East 17<sup>th</sup> Street**      **Ward: 1**      Owner: Moses Cotton  
3950 Arapaho Trail, Little Rock, AR 72209  
Legal: CITY OF LR L8, BLOCK 160 LOT 5, CITY OF  
LR PT LT 5 BEG NW COR TH S8\* W94 3' TH E24 5'  
TH N13\* E30' TH N8\* E60' TH N82\* W27' TO BEG 160  
Parcel No: 34L-020-08-06-300

This property was inspected and declared unsafe on February 6, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**2. 519 East 17<sup>th</sup> Street**      **Ward: 1**      Owner: Moses Cotton  
3950 Arapaho Trail, Little Rock, AR 72209  
Legal: CITY OF LR L8 BLOCK 160 LOTS 5 & 6, CITY  
OF LR THAT PT OF 5 & 6 BLK 160 BEG AT A PT 227'  
E OF THE NW COR OF BKL 160 TH S8\* W60' S13\*  
W30' E33-1/2' N8\* E87' N82\* W31' TO BEG BLK 160  
Parcel No: 34L-020-08-06-400

This property was inspected and declared unsafe on February 6, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**3. 3700 West 20<sup>th</sup> Street**      **Ward: 1**      Owner: Dwight Alexander  
2601 Lewis Street, Little Rock, AR 72204  
Legal: BRADDOCKS BLOCK 17 LOT 14  
Parcel No: 34L-157-00-206-00

This property was inspected and declared unsafe on November 18, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance. Property has been certified to State.

**4. 1318 West 21<sup>st</sup> Street**      **Ward: 1**      Owner: Mark & Tina Lohman  
9517 East Calle Eunice, Tucson, AZ 85715  
Legal: FLEMING & BRADFORD BLOCK 7 LOT 10  
Parcel No: 34L-195-00-097-00  
\*\*\*Certified to the State\*\*\*

This property was inspected and declared unsafe on April 8, 2003, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**5. 1320-22 West 21<sup>st</sup> Street**      **Ward: 1**      Owner: Crispin D & Jeffie L Wilbert  
320 Aspen Court, North Little Rock, AR 72117  
Legal: FLEMING & BRADFORD BLOCK 7 LOT 9  
Parcel No: 34L-195-00-096-00  
\*\*\*Certified to the State\*\*\*

This property was inspected and declared unsafe on March 7, 2001, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**6. 4712 West 29<sup>th</sup> Street**      **Ward: 2**      Owner: I & I Investments Properties, LLC  
P.O. Box 1982, Little Rock, AR 72203  
Legal: BOULEVARD TERR ANNEX 1, BLOCK 2 LOT 9  
Parcel No: 34L-299-00-012-00

This property was inspected and declared unsafe on July 18, 2002, due to deteriorating conditions. Owners have failed to bring the structure into compliance

**7. 5312 West 34<sup>th</sup> Street**      **Ward: 1**      Owner: Stanley Nelson  
5312 W 34<sup>th</sup> Street, Little Rock, AR 72204  
Legal: INTER CITY BLOCK 8 LOT 7, INTER CITY  
E39' OF W78' OF 7 BLK 8  
Parcel No: 34L-304-00-073-00

This property was inspected and declared unsafe on May 14, 2009, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**8. 1709 Elm Street**      **Ward: 1**      Owner: Austin Calmeta Smith  
4207 West 17<sup>th</sup> Street, Little Rock, AR 72204  
Legal: BRADDOCKS BLOCK 7 LOTS 2 & 3  
Parcel No: 34L-157-00-080-00

This property was inspected and declared unsafe on April 16, 2012, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**9. 2454 Howard Street**      **Ward: 1**      Owner: Willie Holden  
1622 Hanger, Little Rock, AR 72202  
Legal: ADAMS REP #1 BLOCK 0 LOT 114  
Parcel No: 34L-193-00-126-00  
\*\*\*Certified to the State\*\*\*

This property was inspected and declared unsafe on June 25, 2012, due to deteriorating conditions. Owners have failed to bring the structure into compliance.