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AN ORDINANCE TO CONDEMN ONE (1) COMMERCIAL STRUCTURE AND TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO AUTHORIZE THE RAZING AND REMOVAL OF THE STRUCTURE LOCATED AT 4412 ASHER AVENUE IN THE CITY OF LITTLE ROCK, ARKANSAS; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the structure located at 4412 Asher Avenue, within the corporate limits of the City of Little Rock, Arkansas, has become run-down, dilapidated, unsightly, dangerous, and detrimental to the public health, safety, and welfare of the citizens of the City of Little Rock and therefore, constitutes a public nuisance.

WHEREAS, the property is owned by Iremodel Properties due to lack of maintenance and age, and despite repeated notifications from the City, including notice sent by certified and regular mail outlining the conditions of the structure and the need for repair or demolition; and,

WHEREAS, the continued existence of a public nuisance must be subject to summary abatement procedures, and the condemnation process to be removed with applicable laws and City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The commercial structure located at 44412 Asher Avenue, owned by Iremodel Properties, is hereby declared to be a public nuisance and is condemned due to its dilapidated, dangerous, unsightly, and unsafe condition.

Section 2. The Director of the Department of Housing and Neighborhood Programs, or their authorized representative, is hereby authorized to proceed with summary abatement of the nuisance conditions existing at the property, including but not limited to the razing, removal, and disposal of the condemned structure and any associated debris, in accordance with City procedures and Arkansas law.

Section 3. All costs incurred by the City of Little Rock in razing, removing, or otherwise abating the structure and associated nuisance conditions shall be charged to the property owner and shall constitute a **lien against the property**, to be collected in the manner provided by law.

Section 4. *Severability.* In the event any title, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication

1 shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the
2 portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

3 **Section 5. Repealer.** All laws, ordinances, resolutions, or parts of the same, which are inconsistent
4 with the provisions of this resolution are hereby repealed to the extent of such inconsistency.

5 **Section 6. Emergency Clause.** *There is hereby found and declared to be an immediate need to*
6 *condemn, raze and remove the structure at 4412 Asher Avenue which benefits the public health, safety,*
7 *and welfare of the City and the inhabitants thereof. It is therefore declared that an emergency exists and*
8 *this Ordinance, being necessary for the immediate preservation of the public health, safety, and welfare,*
9 *shall be in force and take effect immediately upon and after its passage.*

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11 **ADOPTED: December 2, 2025**

12 **ATTEST:**

APPROVED:

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Allison Segars, City Clerk

Frank Scott, Jr., Mayor

16 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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