

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

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**BOARD OF DIRECTORS COMMUNICATION  
MARCH 19, 2024 AGENDA**

<p><b>Subject:</b></p> <p>Condemning five (5) residential structures as a nuisance.</p> <p><b>Submitted By:</b></p> <p>Housing &amp; Neighborhood Programs Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>Five (5) residential structures, in a severely dilapidated, deteriorated and/or burned condition, are causing a negative environmental impact on the residential neighborhoods in which they are located. All Notices have been mailed in accordance with Arkansas State Law.</p> <p>The estimated cost to demolish and remove these five (5) structures is \$45,000.00, and funds are allocated in the Demolition Account No. 108359.</p> <p>Approval of the ordinance.</p> <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. 2208 West 12<sup>th</sup> Street**      **Ward:** 2      **Owner:** T & D Investments, LLC  
**Legal:** Lot 7; Block 2 - Capital Hill EXT  
**Parcel No.:** 34L0430002000

This property was originally inspected and declared unsafe in September 2013 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$978.89 in Outstanding Liens.

- 2. 3100 West 16<sup>th</sup> Street**      **Ward:** 2      **Owner:** Vegas Venture, LLC  
**Legal:** Lot 6; Block 5 – Johnson C & P Subdivision  
**Parcel No.:** 34L1480004800

This property was originally inspected and declared unsafe in January 2015 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$1,388.97 in Outstanding Liens.

- 3. 1404 Pine Street**      **Ward:** 2      **Owner:** Adrow Clyotis  
**Legal:** Lot 11; Block 11 – Worthen W B Subdivision  
**Parcel No.:** 34L1600011100

This property was originally inspected and declared unsafe in September 2016 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$609.16 in Outstanding Liens.

- 4. 1917 Valmar Street**      **Ward:** 2      **Owner:** Betty Jean Hammonds  
**Legal:** Lot 12; Block 3 – Highland Park Subdivision  
**Parcel No.:** 34L1580003900

This property was originally inspected and declared unsafe in January 2023 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$332.63 in Outstanding Liens.

- 5. 2801 Rock Street**      **Ward:** 1      **Owner:** Travis Raino  
**Legal: Lot:** Lot 1; Block 11 – Pettefers Subdivision  
**Parcel No.:** 34L2490009000

This property was originally inspected and declared unsafe in February 2023 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.