

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 17, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to authorize the demolition of three (3) residential structures that have been determined to be a life safety hazard.</p> <p>Submitted By:</p> <p>Housing and Neighborhood Programs Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard Acting City Manager</p>
<hr/> <p style="text-align: center;">SYNOPSIS</p>	<p>Three (3) residential structures are in severe condition and constitute a public safety hazard and need to be demolished.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>The estimated cost to demolish and remove these structures is \$50,000. The charge for these three (3) structures will be charged to the demolition Account No. 108359.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Approval of the ordinance.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>These structures are a public safety hazard. The owners have abandoned them or have requested that the City demolish them.</p>	

1. 4815 Mabelvale Pike Bldgs. 1,2 & 3.	Ward: 2	Owner: B M MABELVALE LLC
	Legal:	LOTS 22, 23 & 24 EASTWOOD HEIGHTS ADDN LESS & EXC 183.8 SQ FT MOL OUT OF LOT 24 MPDA BEG NW COR LOT 24 TH AL NLN LOT 24 S61*23'08"E22.27' (6.788 METERS) TO PROPOSED EASTERN R/W MABELVALE PIKE TH AL PROPOSED R/W S51*02'08"W58.36' (17.778 METERS) TO EXISTING EASTERN R/W MABELVALE PIKE TH AL EXISTING R/W N28*35'22"E53.92' (16.434 METERS) TO POB
	Parcel No.:	34L3140002300

This property was originally inspected and declared unsafe in December 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$328.28 in outstanding Liens on the property.