

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 21, 2015 AGENDA**

<p><b>Subject:</b></p> <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>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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>CITIZEN PARTICIPATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<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> <p>The estimated cost to demolish and remove these structures is \$33,716.70 The charge for these Nine (9) structures will be charged to the demolition account.</p> <p>Approval of the ordinance.</p> <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> <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>
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**1. 4111 West 13<sup>th</sup> Street**      **Ward: 2**      **Owner:** Nathaniel & Reba Alexander  
**Address:** 6509 Tulip Drive, Little Rock, AR 72209  
**Legal:** Mays, Block 2; Lot 3  
**Parcel No:** 34L1610001600

This property was inspected and declared unsafe on August 24, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**2. 703 West 17<sup>th</sup> Street**      **Ward: 1**      **Owner:** Arthur Louise Griffin/Calvin/Patsy  
**Address:** 2021 South Tyler Street, Little Rock, AR 72204  
**Legal:** Braggs, Block 14; Lot 2  
**Parcel No:** 34L2200004400

This property was inspected and declared unsafe on August 14, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance. This structure is across from an Elementary School.

**3. 4606 West 21<sup>st</sup> Street**      **Ward: 1**      **Owner:** Neill Reed  
**Address:** P.O. Box 1624, North Little Rock, AR 72115  
**Legal:** Steil & Youts, Block 1; Lot 13  
**Parcel No:** 34L1310001200

This property was inspected and declared unsafe on January 18, 2011, due to deteriorating conditions. Owners have failed to bring the structure into compliance. Property has been certified to State.

**4. 4610 West 21<sup>st</sup> Street**      **Ward: 1**      **Owner:** Dollie Brown  
**Address:** 4610 West 21<sup>st</sup> Street, Little Rock, AR 72204  
**Legal:** Steil & Youts, Block 1; Lot 12  
**Parcel No:** 34L1310001100

This property was inspected and declared unsafe on January 8, 2015, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**5. 10100 West 36<sup>th</sup> Street**      **Ward: 6**      **Owner:** Donald S & Patricia Jefferson  
**Address:** 10100 West 36<sup>th</sup> Street, Little Rock, AR 72204  
**Legal:** Kensington Place, Block 0; Lot 222  
**Parcel No:** 44L1380022500

This property was inspected and declared unsafe on February 22, 2012, due to a structure fire. Owners have failed to bring the structure into compliance.

**6. 4409 Cobb Street**                      **Ward: 7**                      **Owner:** Mike & Kim Monroe  
**Address:** 13901 Clayton Drive,  
Mabelvale, AR 72103  
**Legal:** Pike, Block 3; Lots 15 & 16  
**Parcel No:** 44L1500002500

This property was inspected and declared unsafe on January 15, 2015., due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**7. 2515 South Jefferson Street**   **Ward: 2**                      **Owner:** William Ivory  
**Address:** P.O. Box 34345, Little Rock,  
AR 72203  
**Legal:**     Dowdy & Terry Sub N1/2 of  
LTS 7 & 8 EXC S6.3'  
of W43.5' of N1/2 of LTS 7 & 8  
**Parcel No:** 34L1360005500

This property was inspected and declared unsafe on April 3, 2015, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**8. 2800 Marshall Street**                      **Ward: 1**                      **Owner:** Dean Wade & Thena  
**Address:** P.O. Box 34203, Little Rock,  
AR 72203  
**Legal:**     Braddocks BLVD L1, Block;  
21 Lot 12  
**Parcel No:** 34L2750113500

This property was inspected and declared unsafe on October 2, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

**9. 1855 Schiller Street**                      **Ward: 1**                      **Owner:** Teresa Brown-Peterson  
**Address:** 615 North Oak Street,  
Fordyce, AR 71742  
**Legal:**     Moore & Penzel Block 3 S7  
1/2' of Lot 2 & all of  
Lot 3 & N 1/2 of Lot 4  
**Parcel No:** 34L1960001900

This property was inspected and declared unsafe on July 25, 2014, due to a structure fire. Owners have failed to bring the structure into compliance.