

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

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**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 5, 2025 AGENDA**

<b>Subject</b>	<b>Action Required</b>	<b>Approved By:</b>
<p>Ordinance:</p> <p>Demolition of Six (6) Residential Structures that have been determined to be a life safety hazard.</p> <p><b>Submitted by:</b> Housing &amp; Neighborhood Programs</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Delphone Hubbard City Manager</p>
<b>SYNOPSIS</b>	Six (6) residential structures are 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.	
<b>FISCAL IMPACT</b>	The estimated cost to demolish and remove these structures is \$45,000.00. The charge for these six (6) structures will be charged to the demolition account 108359.	
<b>RECOMMENDATION</b>	Approval of the ordinance.	
<b>BACKGROUND</b>	These structures have been documented as severely dilapidated and/or burned. These structures have been abandoned by the owners, or the owners have requested that the City demolish them. They are fire-damaged or deteriorated to a level of being unsafe and dangerous.	

## Board Meeting: August 5, 2025

<b>1. 12800 Quail Creek</b>	<b>Ward:</b> 2	<b>Owner:</b> Blue Rock Place LLC			
		<b>Legal:</b> Lot 103 Block: 0	Woodland	Ridge	
			Addition		
		<b>Parcel No.:</b> 35L0180111400			

This property was originally inspected and declared unsafe in October 2015 due to deteriorating conditions. The owner has failed to bring the structure into compliance. No outstanding Liens.

<b>2. 3622 Katherine St.</b>	<b>Ward:</b> 6	<b>Owner:</b> 3622 Katerine St LLC
		<b>Legal:</b> Lot 1 & 2 Block: 29 John Barrow Addition
		<b>Parcel No.:</b> 34L1340210800

This property was originally inspected and declared unsafe in June 2014 due to deteriorating conditions. The owner has failed to bring the structure into compliance. No outstanding Liens.

<b>3. 2302 Tyler St</b>	<b>Ward:</b>	1	<b>Owner:</b>	Frances Hutcheson
	<b>Legal:</b>		<b>Lot 2 Block:</b>	47 Cherry & Cox Addition
	<b>Parcel No:</b>			34L1280040400

This property was originally inspected and declared unsafe in August 2023 due to deteriorating conditions. The owner has failed to bring the structure into compliance. \$168.06 in outstanding Liens.

4. 1904 Pierce St	Ward:	1	Owner:	Harvey L Smith
			Legal:	Lot 3 Block 27 Cherry & Cox Addition
			Parcel No.:	34L1280018800

This property was originally inspected and declared unsafe in November 2014 due to deteriorating conditions. The owner has failed to bring the structure into compliance. \$996.74 in outstanding Liens.

5.	2123 Valentine St.	Ward:	1	Owner:	Erma J Fonville
				Legal:	Lot 12 Block: 3 Chesterfield Square Addition
				Parcel No.:	34L1780005800

This property was originally inspected and declared unsafe in March 2024 due to deteriorating conditions. The owner has failed to bring the structure into compliance. No outstanding Liens.

<b>6. 2123 Ringo St.</b>	<b>Ward:</b> 1	<b>Owner:</b> Tyrell/Tyra Layne
		<b>Legal:</b> Lot 5 Block 2 Wat Worthern Addition
		<b>Parcel No.:</b> 34L2030000200

This property was originally inspected and declared unsafe in May 2023 due to deteriorating conditions. The owner has failed to bring the structure into compliance. No outstanding Liens.

**Board Meeting: August 5, 2025**