

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 5, 2014 AGENDA**

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| <p>Subject:</p> <p>Condemning Seven (7) Residential Structures as a Nuisance.</p> <p>Submitted By:</p> <p>Housing & Neighborhood Programs Department</p> | <p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p> | <p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p> |
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| SYNOPSIS | Seven (7) 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. |
| FISCAL IMPACT | The estimated cost to demolish and remove this structure is \$24,500. The charge for these seven (7) structures will be charged to the demolition account. |
| RECOMMENDATION | Approval of the ordinance. |
| CITIZEN PARTICIPATION | 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. |
| BACKGROUND | 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. |

1. 2522 Maple Street **Ward: 1** Owner: Billie F. Rhoten
14 Cheyenne Cove, Little Rock, AR 72211
Legal: Butlers R C, Lot 6 Block 8
Parcel No: 34L-168-00-065-00

This property was inspected and declared unsafe on April 9, 2014, due to deteriorating conditions. Owners have failed to bring the structure into compliance, and the property has been Certified to the State.

2. 2518 Maple Street **Ward: 1** Owner: Billie F. Rhoten
14 Cheyenne Cove, Little Rock, AR 72211
Legal: Butlers R C Lot 5 Block 8
Parcel No: 34L-168-00-064-00

This property was inspected and declared unsafe on January 15, 2014, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

3. 1619 West 14th Street **Ward: 1** Owner: Ray Gillespie
2002 Pleasant Pointe, Bryant, AR 72022
Legal: Centennial, Block 16, W 50' Lots 1
& 2
Parcel No: 34L-185-00-143-00

This property was inspected and declared unsafe on August 27, 2013, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

4. 1318 West 23rd Street **Ward: 1** Owner: KBS General Maintenance Group,
LLC
3553 46th Street, San Diego, CA 92105
Legal: Fleming & Bradford, Block 13, Lot 7
Parcel No: 34L-195-00-172-00

This property was inspected and declared unsafe on July 25, 2008, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

5. 2222 Sherman Street **Ward: 1** Owner: Tracy Joiner
5506 West 7th Street, Pine Bluff, AR 71603
Legal: Duvalls Block 408, 43 1-3 S End 13,
14, & 15
Parcel No: 34L-206-00-070-00

This property was inspected and declared unsafe on February 28, 2014, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

6. 2216 South Monroe Street **Ward: 1** Owner: Kenneth Brewer
2723 Foxcroft Road, Suite 105, Little Rock,
AR 72227
Legal: Biniores Sub of 8/2 Hyde Park Block
0 Lot 20
Parcel No: 34L-141-00-021-00

This property was inspected and declared unsafe on December 17, 2012, due to extensive fire and water damage. Owners have failed to bring the structure into compliance.

7. 2216 Valentine Street **Ward: 1** Owner: Antonio Robinson
5008 Wells, Little Rock, AR 72223
Legal: Chesterfield Square, Lot 20 Block 5
Parcel No: 34L-178-00-113-00

This property was inspected and declared unsafe on May 27, 2010, due to deteriorating conditions. Owners have failed to bring the structure into compliance, and the property has been Certified to the State.