

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2024 AGENDA**

<p>Subject:</p> <p>Condemning eight (8) 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</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>Eight (8) 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 eight (8) structures is \$64,000.00, 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. 1324/1326 West 19th Street** **Ward:** 1 **Owner:** Jason Oliver

Legal: Lot 7; Block - 1 LT 7 & W28' OF LOT 8 BLOCK 1 9 1N 12W

Parcel No.: 34L1950000500

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

- 2. 916 West 34th Street** **Ward:** 1 **Owner:** Randy D. Shorter

Legal: Lot 6; Block 7 - Woodlawn E64' OF LOT 6 7

Parcel No.: 34L2790006700

This property was originally inspected and declared unsafe in May 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

- 3. 1215 West 34th Street** **Ward:** 1 **Owner:** Gaerielle Stewart

Legal: Lot 4; Block 52 - Braddock Blvd L3

Parcel No.: 34L2750304600

This property was originally inspected and declared unsafe in September 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

- 4. 813 Allis Street** **Ward:** 1 **Owner:** A.D. Hawkins Enterprise, LLC

Legal: Lot: Lot 3; Block 4 - Powers Pat

Parcel No.: 34L09000002900

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

- 5. 2702 Brown Street** **Ward:** 1 **Owner:** Morgan G. Noble

Legal: Block: PT SW SE BEG 231' N & 15' W OF SE COR THERE OF TH W 140' N 50' E 140' S50' TO BRG 8 1N 12W

Parcel No.: 34L147000072000

This property was originally inspected and declared unsafe in December 2019 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$250.78 in Outstanding Liens.

- 6. 821 Jefferson Street** **Ward:** 2 **Owner:** Dos Friends Investment Properties, LLC

Legal: Lot 2-3; Block 3 - S 12 1/2' LT 2 & ALL OF LT 3 BLK 3 Cunninghams 6-1N-12

Parcel No.: 34L116000017000

This property was originally inspected and declared unsafe in December 2020 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$280.26 Outstanding Liens.

- 7. 2701 Peyton Street** **Ward:** 1 **Owner:** Silvia E. Mateo Gracia

Legal: Lot: Lot 4-6; Block 4 - Landreth & Cox N45' of 4 thru 6 4

Parcel No.: 34L1700003900

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

8. **3923 Burris Street, Lot 2** **Ward:** 5 **Owner:** Catrina Boswell

Legal: Lot: Lot 2 sits on 34L-432.00-071.01 Burris LN MHP
I/O

Parcel No.: 34P4320200200

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