

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>Condemning seven (7) Residential Structures as a Nuisance.</p> <p>Submitted By:</p> <p>Housing & Neighborhood Programs Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Seven (7) 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.</p>	
FISCAL IMPACT	<p>The estimated cost to demolish and remove these seven (7) structures is \$29,000.00, and will be charged to the Demolition Account.</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
BACKGROUND	<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. 3400 West 14th Street **Ward:** 1 **Owner:** Bethesda Missionary Baptist Church
Legal: Jones & Worthen, Block 19; Lot 12
Parcel No: 34L0920018400

This property was originally inspected and declared unsafe on April 24, 2017, due to a structure fire. The owner has requested the City of Little Rock to demolish the structure.

2. 4801 West 23rd Street **Ward** 1 **Owner:** Melida E. Douglas
Legal: Walthour Sub of Hyde Park, Block 3; Lot 1
Parcel No: 34L1340002500

This property was originally inspected and declared unsafe on April 22, 2014, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

3. 4810 West 24th Street **Ward:** 1 **Owner:** Lorene Anderson
Legal: Walthour Sub of Hyde Park, Block 3; Lot 9
Parcel No: 34L1340003400

This property was originally inspected and declared unsafe on due June 7, 2016, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

4. 5121 West 33rd Street **Ward:** 1 **Owner:** Anita L Castleberry / Joan E Nahlen ET AL
Legal: Inter City, Block 6; Lot 6
Parcel No: 34L3040004700

This property was originally inspected and declared unsafe on August 12, 2009, due to deteriorating conditions. The owner has failed to bring the structure into compliance. This structure was removed from the November 17, 2015, Demolition Ordinance by the Board. Owner appeared before the Board on May 16, 2017; however, did not supply staff the needed paperwork with Scope of Work and timeline.

5. 2313 Center Street **Ward:** 1 **Owner:** Jordan Inc.
Legal: Fultons South, Block 28, Bal of Lot 1 & N10'
Lot 2
Parcel No: 34L2090002400

This property was originally inspected and declared unsafe on December 20, 2005, due to deteriorating conditions. The owner has failed to bring the structure into compliance. This structure was removed from the April 18, 2017, Condemnation Ordinance to complete a quite title. Owner has made no contact with Staff.

6. 2103 Dennison Street **Ward:** 1 **Owner:** Johnny Cloird
Legal: Adams Rep #1, Block 0; Lot 128
Parcel No: 34L1930014000

This property was originally inspected and declared unsafe on June 17, 2015, due to deteriorating conditions. The owner has failed to bring the structure into compliance.

7. 2521 Wolfe Street **Ward:** 1 **Owner:** Buffalo White / Lisa Tworivers
Legal: Braddocks Blvd L1, Block 12; Lot 5
Parcel No: 34L2750103300

This property was originally inspected and declared unsafe on July 22, 2014, due to a structure fire. The owner has failed to bring the structure into compliance.