

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

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**BOARD OF DIRECTORS COMMUNICATION  
MARCH 15, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Condemning Five (5) Residential Structures as a Nuisance.</p> <p><b>Submitted By:</b></p> <p>Housing &amp; Neighborhood Programs Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>Five (5) 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>	
<b>FISCAL IMPACT</b>	<p>The estimated cost to demolish and remove this structure is \$15,000.00. The charge for these five (5) structures will be charged to the Demolition Account.</p>	
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>	
<b>BACKGROUND</b>	<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>	

1. **4721 West 24<sup>th</sup> Street**                      **Ward: 1**                      **Owner:** Vellonia Griffith, C/O Delbert Griffith  
**Address:** 4721 West 24<sup>th</sup> Street, Little Rock, AR 72204  
**Legal:** Dowdy & Terry Sub, Block 3; Lot 5  
**Parcel No:** 34L1360003000

This property was originally inspected and declared unsafe on May 26, 2015, due to a structure fire. The owner has failed to bring the structure into compliance.

2. **1508 Geyer Street**                      **Ward: 1**                      **Owner:** Chasity Carroll  
**Address:** 1508 Geyer Street. Little Rock, AR 72202  
**Legal:** Dodge's, Block 11; Lot 10  
**Parcel No:** 34L2180005700

This property was originally inspected and declared unsafe on December 19, 2014, due to a structure fire. The owner has failed to bring the structure into compliance.

3. **1716 Johnson Street**                      **Ward: 1**                      **Owner:** Bryan Keith Taber  
**Address:** 5115 West 31<sup>st</sup> Street, Apt B., Little Rock, AR  
72204  
**Legal:** Braddocks, Block 1, Lot 11  
**Parcel No:** 34L1570001300

This property was originally inspected and declared unsafe on December 19, 2012, due to a structure fire. The owner has failed to bring the structure into compliance.

4. **2005 Lewis Street**                      **Ward: 1**                      **Owner:** Roth Investments, LLC, C/O Rhonda Fulmer,  
**Address:** 7426 Reed Road, North Little Rock, AR, 72114  
**Legal:** Elm Street, Block 1, M 1-3 of 5, 6, 7  
**Parcel No:** 34L1660000600

This property was originally inspected and declared unsafe on February 25, 2013, due to a structure fire. The owner has failed to bring the structure into compliance.

5. **2101 Perry Street**                      **Ward: 6**                      **Owner:** Bonnie Robichaud Wells, C/O Mark Wells  
(Mobile Home)                      **Address:** 2015 Wilson Road, Little Rock, AR 72205  
**Legal:** Hicks Interurban, Block 2; Lot 13  
**Parcel No:** 44L0810301600

This Mobile Home was originally inspected and declared unsafe on August 19, 2015, due to deteriorating conditions. The owner has failed to bring the structure into compliance.