ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE DEMOLITION OF TWELVE (12) RESIDENTIAL STRUCTURES LOCATED IN WARDS 1, 2, AND 4 OF THE CITY OF LITTLE ROCK, ARKANSAS, THAT HAVE BEEN DETERMINED TO BE DILAPIDATED, DETERIORATED, FIRE-DAMAGED, UNSAFE, AND A LIFE SAFETY HAZARD; AUTHORIZING THE CITY MANAGER TO CAUSE THE REMOVAL AND RAZING OF THE STRUCTURES; PROVIDING FOR THE ASSESSMENT AND RECOVERY OF THE COSTS THEREOF AS A LIEN AGAINST EACH PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the City of Little Rock, Arkansas (the "City") is a city of the first class organized and existing under the laws of the State of Arkansas and operating under the city manager form of government; and,

WHEREAS, Arkansas Code Annotated § 14-56-203 authorizes cities of the first class to order the removal or razing of, or to remove or raze, buildings or houses that in the opinion of the governing body have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare, and directs that the city provide by ordinance the manner of removing and making such removals; and,

WHEREAS, the Department of Housing & Neighborhood Programs has identified Twelve (12) residential structures located in Wards 1, 2, and 4 of the City that are in a severely dilapidated, deteriorated, and/or burned condition. See Exhibit A; and,

WHEREAS, each of the Twelve (12) structures was inspected and declared unsafe at various times between October 2010 and April 2026, and each owner has either abandoned the property, requested that the City demolish the structure, or failed to bring the structure into compliance notwithstanding notice; and,

WHEREAS, all notices required in connection with these structures have been mailed to the owners and other interested parties in accordance with Arkansas law; and,

WHEREAS, the structures are fire-damaged or have deteriorated to a level of being unsafe and dangerous, constitute a life safety hazard, and cause a negative environmental impact upon the residential neighborhoods in which they are located; and,

WHEREAS, the Board of Directors finds that the demolition and removal of these structures is necessary to protect the public health, safety, and welfare of the City and its inhabitants.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. Findings. The Board of Directors hereby finds and determines that each of the Nineteen (19) residential structures identified in Section 2 of this Ordinance has become dilapidated, deteriorated, fire-damaged, unsafe, unsanitary, and detrimental to the public welfare within the meaning of Arkansas Code Annotated § 14-56-203, constitutes a life safety hazard, and has a negative environmental impact on the residential neighborhood in which it is located. The recitals set forth above are incorporated into this Section as findings of the Board of Directors.

Section 2. Authorization of Demolition. The City Manager, acting through the Department of Housing & Neighborhood Programs, is hereby authorized and directed to cause the removal and razing of the following Twelve (12) residential structures, together with all accessory structures and debris located thereon.

Section 3. Manner of Removal. The demolition and removal authorized by this Ordinance shall be carried out in the manner prescribed by Arkansas Code Annotated § 14-56-203 and other applicable law. The City Manager is authorized to solicit bids, award contracts, and take all further actions reasonably necessary to accomplish the demolition and removal of the structures, in compliance with the City's purchasing and competitive bidding requirements.

Section 4. Fiscal Impact. The estimated cost to demolish and remove the Twelve (12) structures is Ninety Thousand and 00/100 Dollars ($90,000.00). The cost of the demolition and removal shall be charged to the City's demolition account, Account No. 108359.

Section 5. Assessment of Costs; Liens. Upon completion of the demolition and removal of any structure authorized by this Ordinance, the City is granted and shall have a lien against the real property on which the structure was located for the cost of the removal and razing, as provided by Arkansas Code Annotated § 14-54-904. Such lien, together with any administrative and collection costs, shall be in addition to any outstanding liens presently of record against the properties, which as of the date of this Ordinance are as follows: 1421 Bishop Street, $330.86; 2624 Barber Street, $718.07; 5004 West 34th Street, $332.63; 1614 West 26th Street, $1,876.23; 2204 Rice Street, $658.02; 3102 Summit Street, $496.29; and 5000 West 34th Street, $332.63. The remaining properties have no

outstanding liens of record. Each lien may be enforced and collected in the manner provided by Arkansas Code Annotated §§ 14-54-903 and 14-54-904.

Section 6. Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance, is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. Repealer. All ordinances and resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8. Emergency Clause. It is hereby found and determined by the Board of Directors that the structures authorized to be demolished by this Ordinance are in a dilapidated, deteriorated, fire-damaged, and unsafe condition, constitute a life safety hazard, and pose an immediate and continuing threat to the public health, safety, and welfare of the City and its inhabitants. Therefore, an emergency is declared to exist, and this Ordinance, being necessary for the immediate preservation of the public peace, health, and safety, shall be in full force and effect from and after its passage and approval.

PASSED: November 17, 2026

ATTEST:

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Allison Segars, City Clerk

APPROVED:

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Frank Scott, Jr., Mayor

APPROVED AS TO FORM:

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Thomas M. Carpenter, City Attorney

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EXHIBIT A

No	Property Address	Ward	Owner of Record	Legal Description / Parcel No.	Date Declared Unsafe
1	1421 Bishop Street	1	Jennie Townsend	Lot 6, Block 15, Centennial; Parcel No. 34L1850013600	March 2023
2	2624 Barber Street	1	Troy Jefferson	Lot 1, Block 4, Watkins, E137.5' of Lt 6; Parcel No. 34L2440002000	January 2021
3	5004 West 34th Street	2	O C Duffey	Lots 11 & 12, Block 5, Inter City, Lt 11 & W3' of 12; Parcel No. 34L3040004200	May 2024
4	1614 West 26th Street	1	Jorell Laube	Lots 4–6, Block 11, Braddocks Blvd, E45' of S20' of Lot 4 & E45' of Lots 5 & 6; Parcel No. 34L2750102100	September 2018
5	11503 Warren Drive	2	Carolyn McBride	Lot 28 Block 0 Langstone Acres Parcel No. 45L0770202800	June 2018
6	406 Deerbrook Road	4	David P. Hines and Anna J. Hines	Lot 7, Block 2, Pennbrook Subdivision; Parcel No. 44L0320001700	April 2026
7	2204 Rice Street	1	Mary Allen	Lot 207, Block 0, Adams Rep #1; Parcel No. 34L1930021600	January 2012
8	2219 South Oak Street	1	1515 LLC	Lots 9 & 10, Block 14, Neimeyers; Parcel No. 34L1640014500	March 2011
9	3102 Summit Street	2	Little Rock Study Group	Lots 1 & 2, Block 11, Sunset, E100' of Lts 1 & 2; Parcel No. 34L2860009900	October 2010
10	5000 West 34th Street	2	O C Duffey	Lot 12, Block 5, Inter City, Lt 12 exc. W3'; Parcel No. 34L3040004300	May 2024
11	1323 Washington Street	1	Nau, Moreno	Lot 1 Block 2, Buhlers 9th Parcel No. 34L1180000500	October 2021
12	3822. W. Charles Bussey	1	Janetta L. Uchendu	Lot: Block 9, 16 Braddocks LTS 9 & 10 16 3822 W. Charles Bussey Avenue	March 2012

No	Property Address	Ward	Owner of Record	Legal Description / Parcel No.	Date Declared Unsafe
				34L157001860	