OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
DECEMBER 1, 2026, Agenda

Subject	Action Required	Approved By
An Ordinance for the Demolition of **Twelve (12)** Residential Structures that has been determined to be a life safety hazard. Submitted by: Housing & Neighborhood Programs	**Ordinance** √ Resolution	Delphone Hubbard City Manager

SYNOPSIS	**Twelve (12)** 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.
FISCAL IMPACT	The estimated cost to demolish and remove these structures is $**90,00.00** The charge for these **Twelve (12)** structures will be charged to the demolition account 108359.
RECOMMENDATION	Approval of the ordinance.
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. 1421 Bishop St. **Ward:** 1 **Owner:** Jennie Townsend
Legal: Lot: 6 Block: 15 Centennial 1421 Bishop St
Parcel No.: 34L1850013600

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. **$330.86 in outstanding Liens.**

2. 2624 Barber St **Ward:** 1 **Owner:** Troy Jefferson
Legal: Lot:1 Block: 4 Watkins Watkins E137 5' Of Lt 6 Of Sub Div Lot 1 4
Parcel No.: 34L2440002000

This property was originally inspected and declared unsafe in January 2021 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **$718.07 in outstanding Liens**.

3. 5004 W 34th St. **Ward:** 2 **Owner:** O C Duffey
Legal: Lot: 11 & 12 Block: 5 Inter City LT 11 & W3' of 12 Blk 5 5004 W 34th St.
Parcel No.: 34L3040004200

This property was originally inspected and declared unsafe in May 2024 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **$332.63 in outstanding Liens.**

4. 3822 W Charles Bussey Ave **Ward:** 1 **Owner:** Janetta L Uchendu
Legal: Lot: 9 Block:16 Braddocks LTS 9 & 10 16 3822 W Charles Bussey Ave
Parcel No.: 34L1570018600

This property was originally inspected and declared unsafe in March 2012 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **No outstanding Liens.**

5. 1614 W 26th St. **Ward:** 1 **Owner:** Jorell Laube
Legal: Lot: 4-6 Block: 11 Braddocks Blvd E 45 FT of S 20 FT of Lot 4 & E 45 FT of Lots 5 & 6 11
Parcel No.: 34L2750102100

This property was originally inspected and declared unsafe in September 2018 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **$1,876.23 in outstanding Liens.**

6. 11503 Warren Road **Ward:** 2 **Owner:** Carolyn McBride
Legal: Lot: 28 Block: 0 Langston Acres
Parcel No.: 45L0770202800

This property was originally inspected and declared unsafe in January 2026 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **No outstanding Liens.**

7. 406 Deerbrook Road **Ward:** 4 **Owner:** David P/Anna j Hines

Legal: Lot: 7 Block: 2 Pennbrook Sub

Parcel No.: 44L0320001700

This property was originally inspected and declared unsafe in April 2026 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **No outstanding Liens.**

8. 1323 Washington Street. **Ward:** 2 **Owner:** Moreno Nau

Legal: Lot: 1 Block: 2 Buhlers 9th

Parcel No.: 34L1180000500

This property was originally inspected and declared unsafe in December 2021 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **No outstanding Liens.**

9. 2204 Rice Street **Ward:** 1 **Owner:** Mary Allen

Legal: Lot: 207 Block: 0 Adams Rep #1

Parcel No.: 34L1930021600

This property was originally inspected and declared unsafe in January 2012 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **$658.02 in outstanding Liens.**

10. 2219 S Oak Street **Ward:** 1 **Owner:** 1515 LLC

Legal: Lot: 9-10 Block: 14 Neimeyers Lts 9 & 10 14

Parcel No.: 34L1640014500

This property was originally inspected and declared unsafe in March 2011 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **No outstanding Liens.**

11. 3102 Summit Street **Ward:** 2 **Owner:** Little Rock Study Group

Legal: Lot: 1-2 Block: 11 Sunset E100' of Lts 1 & 2 11

Parcel No.: 34L2860009900

This property was originally inspected and declared unsafe in October 2010 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **$496.29 in outstanding Liens.**

12. 5000 W 34th Street **Ward:** 2 **Owner:** O C Duffey
Legal: Lot: 12 Block: 5 Inter City LT 12 Exc W3' Blk 5
Parcel No.: 34L3040004300

This property was originally inspected and declared unsafe in May 2024 due to deteriorating conditions. The owner has failed to bring the structure into compliance. **$332.63 in outstanding Liens.**