

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 15, 2015 AGENDA**

<p><b>Subject:</b></p> <p>Condemning Three (3) Residential Structures as a Nuisance.</p> <p><b>Submitted By:</b></p> <p>Housing &amp; Neighborhood Programs Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>CITIZEN PARTICIPATION</b></p> <p><b>BACKGROUND</b></p>	<p>Three (3) 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> <p>The estimated cost to demolish and remove these structures is \$10,000.00. The charge for these two (2) structures will be charged to the demolition account.</p> <p>Approval of the ordinance.</p> <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. 4201 Gilman Street      Ward: 6**      Owner: Leon Duelmer  
P.O. Box 4493, Little Rock, AR 72214  
Legal: Barrow John 3L Block 34; Lots 7-8-9 & 10  
Parcel No: 44L-134-03-032-00

This property was inspected and declared unsafe on June 18, 2015, due to a structural fire. Owners have failed to bring the structure into compliance.

**2. 3313 Katherine Street      Ward: 6**      Owner: Colissia R Jackson  
3313 Katherine Street, Little Rock, AR 72204  
Legal: Barrow John 2L Block 23 S19.2' of 10 & N38.4' of Lot 11  
Parcel No: 44L-134-02-063-00

This property was inspected and declared unsafe on June 2, 2015, due to a structural fire. Owners have failed to bring the structure into compliance.

**3. 2521 Wolfe Street      Ward: 1**      Owner: Buffalo White / Kobe S Tworivers  
2505 Wolfe Street. Little Rock, AR 72206  
Legal: Braddocks Blvd L1 Block 12; Lot 5  
Parcel No: 34L2750103300

This property was inspected and declared unsafe on July 2, 2014, due a structural fire. Owners have failed to bring the structure into compliance.