

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 20, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>Condemning Six (6) 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>Six (6) 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 structures is \$25,400.00 The charge for these six (6) structures will be charged to the Demolition Account No. 108359-S35A897.</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. 3516 West 15th Street **Ward:** 1 **Owner:** 3516 West 15th Trust Number 34L0920029800 U
Legal: Jones & Worthen, Block 29; Lot 8
Parcel No: 34L0920029800

This property was originally inspected and declared unsafe on November 18, 2014, due to deteriorating conditions. The owner has failed to bring the structure into compliance. The Property is Certified to the State, and there are \$409.14 in outstanding liens.

2. 4406 West 26th Street **Ward** 1 **Owner:** Moses Cotton
Legal: West Mill, Block 3; Lot 11
Parcel No: 34L1690003400

This property was originally inspected and declared unsafe on March 29, 2001, due to deteriorating conditions. The owner was removed from Environmental Court, and has requested the City to demolish the structure.

3. 4701 West 31st Street **Ward:** 1 **Owner:** I & I Investments Properties, LLC
Legal: Oakhurst, Block 6; Lot 3
Parcel No: 34L3010011400

This property was originally inspected and declared unsafe on December 12, 2013, due to deteriorating conditions. The owner has failed to bring the structure into compliance. The Property is Certified to the State, and there are \$5,143.39 in outstanding liens

4. 1217 Adams Street **Ward:** 2 **Owner:** ACMB Real Estate Investments Group, LLC
Legal: Buhlers 9th, Block 6; Lot 18
Parcel No: 34L1180005700

This property was originally inspected and declared unsafe on October 2, 2007 due to deteriorating conditions. The owner has failed to bring the structure into compliance. The Property is Certified to the State, and there are \$1,455.20 in outstanding liens

5. 6722 Sandpiper Drive **Ward:** 3 **Owner:** Herbert F & Lenora J Harris
Legal: Cardinal Heights Addn. Lots 56 & 56A
Parcel No: 44L0140006000

This property was originally inspected and declared unsafe on April 17, 2017 due to a structure fire. The owner has failed to bring the structure into compliance.

6. 1408 South State Street **Ward:** 1 **Owner:** Neverlyn D Nichols
Legal: City of LR, Block 234, E100' OF N25' of 9 & E100' of Lot 10
Parcel No: 34L0201205000