

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4503 HAYWOOD STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, noxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, noxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owners of record of the following described property are hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

LOT B, BLOCK 32 OF THE JOHN L. ATKINS SCHOOL SUBDIVISION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGE 81, RECORDS OF PULASKI COUNTY, ARKANSAS; AND

PART OF BLOCK 31, BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF HAYWOOD STREET WITH THE LINE COMMON TO BLOCKS 31 & 32 WITH A SUB DIV, THENCE NORTHERLY ALONG

SAID COMMON LINE 140'; THENCE NORTHWESTERLY PARALLEL TO THE NORTHERLY LINE OF HAYWOOD STREET 50'; THENCE SOUTHWESTERLY PARALLEL TO THE COMMON LINE OF BLOCKS 31 & 32 OF A SUB DIV, 140' TO THE NORTHERLY LINE OF HAYWOOD STREET; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF HAYWOOD STREET 50' TO THE BEGINNING (PARCEL NO. 23N0610009500 LOCATED AT 4503 HAYWOOD STREET AND OWNED BY NEWMAN CAPITAL VENTURES LLC).

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Code Enforcement or her duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$250.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

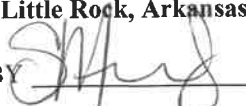

Mayor Terry C. Hartwick *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>2-18-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR



500 WEST 13TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

December 26th, 2024

Mayor Hartwick
City Council Members

Re: 4503 Haywood Street
Lot: N/A Block: 31 Sub: Atkins John L School Sub
City of North Little Rock, AR

Owners: Newman Capital Ventures LLC
Cronton on Hudson, NY

Dear Mayor Hartwick;

On July 29th, 2024, North Little Rock Code Enforcement Officer Timothy McEuen began the condemnation proceedings into 4503 Haywood Street due to it being a consistent public nuisance. North Little Rock Code Enforcement has had issues with mass accumulations of junk, trash, and clutter due to unsheltered persons squatting at the property. On this date, Officer McEuen encountered an unsheltered person in the structure, in which Officer McEuen issued him a citation for Public Nuisance. Officer McEuen performed an inspection of the property to where he observed damage to the roofing, siding, soffit, and fascia boards. Officer McEuen observed major damage to the interior as well as an abundant collection of junk, trash, and clutter. With the observed damage, this structure is unfit for human habitation.

On September 25th, 2024, Officer McEuen performed a follow up inspection and to re-post his *Notice of City Council* hearing notice on the property due to the property having a new owner. During this inspection, Officer McEuen found the structure open/ unsecured as well as suspected narcotics (white, powdery substance), and drug paraphernalia indicating the structure was being used for nefarious reasons. The items were disposed by the NLR Police and NLR Code secured the structure to the best of their ability.

On December 20th, 2024, an administrative interior search warrant was acquired and served at the property. The interior had been cleaned of all junk, trash, and clutter but major damage was observed throughout making it uninhabitable. There have been no permits acquired for remodeling and NLR Code Enforcement has not been contacted the owner.

The condemnation proceedings were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice for the City Council hearing for February 24th, 2025. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property.

This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen
Code Enforcement Officer