

The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

July 24th, 2025

Mayor Hartwick
City Council Members

Re: 1719 Highway 161
Lot: A Chiquito Addition
City of North Little Rock, AR

Owners: TCB Partners LLC
North Little Rock, AR

Dear Mayor Hartwick;

On April 29th, 2025, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 1719 Hwy 161. This structure has been vacant for several years, and has been subject to vandalism, public nuisance issues, and squatters occupying it. Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs.

On May 7th, 2025, Officer McEuen met with a representative of the owner they performed an interior inspection. Officer McEuen observed damage to the roofing, which was allowing rainwater into the interior during their inspection. He observed damaged electrical conduit and fixtures, as well as damaged ceiling tiles. With the observed damage and over all condition of the building, it cannot be occupied. To date, the property is still in the same condition it was when the investigation began, and there have been no permit acquired for rehabilitation.

The condemnation proceedings were initiated due to the condition of the structure. Owners and/or heirs and all interested parties were given a notice for the City Council hearing for August 25th, 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



Apr 28, 2025 9:47:24 AM



Apr 28, 2025 9:50:10 AM



Apr 28, 2025 9:49:36 AM



Apr 28, 2025 9:51:42 AM



May 7, 2025 8:44:39 AM



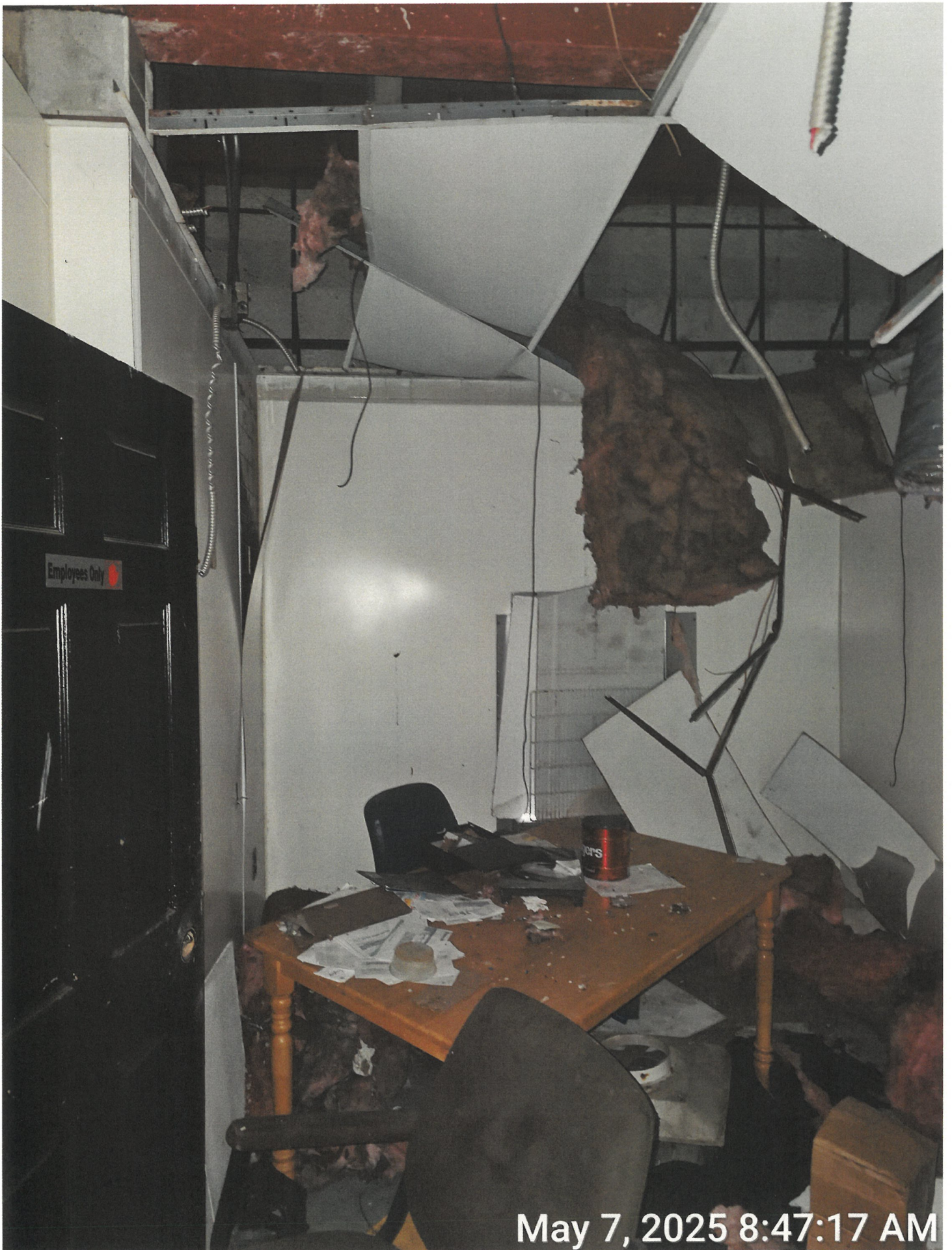
May 7, 2025 8:44:59 AM



May 7, 2025 8:45:34 AM



May 7, 2025 8:46:31 AM



May 7, 2025 8:47:17 AM



Apr 28, 2025 9:48:39 AM



Apr. 28, 2025 9:49:11 AM