R-25- 190

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 2410 WEST 16TH 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 1, BLOCK 37 OF THE LASKER'S 2ND AMENDED PLAT IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (PARCEL NO. 33N2640012600 LOCATED AT 2410 WEST 16TH STREET AND OWNED BY IREMODEL PROPERTIES LLC C/O RGB APPRAISALS 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:

Terry C. Hartwick by AF
Mayor Terry C. Hartwick

ATTEST:

_____
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

_____
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:38 A.M. _____ P.M.
By Amy Fields
DATE 11-4-25

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

October 14th, 2025

Mayor Hartwick
City Council Members

Re: 2410 W. 16th. Street aka 1519 Julian
Lot: 1 Block: 37 Sub: Laskers 2nd
City of North Little Rock, AR

Owners: IRemodel Properties/Holdings LLC
RGB Appraisals LLC
Cabot, AR

Dear Mayor Hartwick;

On December 11th, 2023, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 2410 W. 16th. Street due to the observed conditions of the structure. Officer McEuen verified the structure was vacant, in which he located the structure unsecured/open. Officer McEuen performed an interior and exterior inspection. Officer McEuen observed damage to the walls, flooring, ceiling, roofing, siding, soffit, and fascia. With the observed damage, this structure is considered to be unfit for human habitation.

This investigation was temporarily set aside to give the new recipient of receivership, RGB Appraisals LLC, the opportunity to abate these issues by either repairing the structure or possibly selling it. Officer McEuen continued to monitor this property to where he observed the grounds being used as a dumping site, and the structure deteriorating worst. On or around September 5th, 2025, Officer McEuen advised Director McHenry of the worsening conditions of the property and the structure to where she advised him to re-initiate the condemnation proceedings. As of this date, there have been no permits acquired for repairs, and the property is still in the same condition it was when the investigation began. According to the NLR Electric Dept. the utilities have been disconnected and meter removed since Feb 2023.

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 November 10th, 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