

RESOLUTION NO. _____

WHEREAS, the Public Works Department has requested an order of condemnation under Section 11-87 of the *City of Texarkana, Arkansas, Code of Ordinances*, for the twenty-six (26) substandard residential structures attached hereto as Exhibit A; and

WHEREAS, owners of the listed properties have been notified that the structure(s) on the properties are in violation of the Arkansas Fire Prevention Code and the International Property Maintenance Code, but little or no work has been done on the structures and the allowed time period has lapsed for the owners to voluntarily bring the structures into code compliance; and

WHEREAS, such structures have become dilapidated, unsightly, unsafe, unsanitary, obnoxious, or detrimental to the public welfare; and

WHEREAS, the Public Works Department has attempted to notify, by certified mail, the last owner of record of each property informing them that the Board of Directors will consider declaring these structures a nuisance; and

WHEREAS, notices of the condemnations will be sent to the owners of record allowing thirty (30) days to obtain a permit for repairs or a permit to demolish the structure after giving property owners at least ten (10) days in which to remove any personal property;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Texarkana, Arkansas, that the properties listed in Exhibit A are found to be and are condemned as a public nuisance under the provisions of Section 11-87 of the *City of Texarkana, Arkansas, Code of Ordinances*; that the Public Works Department shall provide the owners of record with notices of the condemnations and allow thirty (30) days for

repairs or demolition by such property owners; that the Public Works Department is authorized to demolish any of the listed structures that are not repaired or demolished within the thirty (30) day period after giving the owners at least ten (10) days in which to remove any personal items.

PASSED AND APPROVED this 6th day of May 2024.

Jeff Hart, Assistant Mayor

ATTEST:

Heather Soyars, City Clerk

Joshua L. Potter, City Attorney

Exhibit A

Substandard Residential Structures

Address/Parcel	Legal Description	Owner
1524 Hickory Parcel – 2390720 Ward 2	Legal: N/2 22' OF LOT 11 & ALL LOT 12 Block: 010 Lot: 012 Subdivision: Deutchman's 3rd	BAKER, BRANDON DESHAN 42 Pecan Valley Circle Texarkana, TX 75569
1000 Hickory Parcel –3690130 Ward 3	Legal: All of lots 7 & 8 Block: 002, Lot: 008 Subdivision: Mann's	MDLS LLC 2496 Griffin Way Corona, CA. 92879
1107 Harner Parcel – 1694350 Ward 2	Legal: N/2 of lot 8 & all lot 9 Block: 00B, Legal: 009 Subdivision: Bronway HGTS.	Accord Real Estate Investments LLC 1301 E Debbie Ln STE 102 Mansfield, TX. 76063
1703 Preston Parcel-3150100 Ward 2	Legal: ALL LOT 13 Block: 001, Lot: 004 Subdivision: Cuckler's	MIW Acquisitions 1712 Pioneer AVE. Suite 135 Cheyenne, WY. 82001
2121 Walter Parcel – 2250080 Ward 2	Legal: ALL LOT 4 Block: 002, Lot: 008 Subdivision Carter, Kirby & Fouke	Ree, Gertrude 2121 Walter Texarkana, AR. 71854
1410 Delaware Parcel – 4470310 Ward 2	Legal: ALL LOT 3 Block: 004, Lot: 003 Subdivision: Orr's 2nd	Thompson, Gloria 1410 Delaware Texarkana, AR. 71854
723 Belmont Parcel – 3610250 Ward 2	Legal: All Lots 1 & 2 Block: 004, Lot: 002 Subdivision: Langsdale	Davis, Willie J 84 Charles TEXARKANA, AR 71854
1802 Walter Parcel- 3610430 Ward 2	Legal: all Lot 12 Block: 005, Lot: 012 Subdivision: Langsdale	Jordan, De Roy & Gracie 1802 Walter Texarkana, AR. 71854
1910 Kniffin Parcel – 3570020 Ward 2	Legal: All Lot 2 Less N15ft Block: 001, Lot: 002 Subdivision: Kniffin	Tatum, Patricia 1176 Cotes De Bourge Bourbonnais, IL. 60914
1806 Senator Parcel – 0027400 Ward 4	Legal: E/2 Lot 9 SE NE Block: N/A, Lot: N/A Subdivision: 19-155-28W	Sang, Huynh 203 Baden Texarkana, AR. 71854
3101 Linden Parcel – 3270160 Ward 4	Legal: ALL LOTS 5 & 6 Block: 002, Lot: 006 Subdivision: Industrial Col	Wilson, Owen Brian 3101 Linden TEXARKANA, AR 71854
909 E 10 th Parcel – 1370170 Ward - 3	Legal: All Lot 9 & 36' of Lot 10 Block: 003, Lot: 010 Subdivision: .Beidler's 4th	Kidd, Corey La Roy 1950 2 nd St. Apt B203 Springfield, OR. 97477
2123 Pecan Parcel –5150550 Ward 4	Legal: E 91.5' of Lot 1 & E 91.5' of N/2 of lot 2 Block: 008, Lot: 002 Subdivision: Stafford's	Howell Family Trust 36 PR 1136 Texarkana, AR. 71854
1420 Locust Parcel: 2390920 Ward 3	Legal: All Lot 11 & 53' of Lot 12 Block: 012 Lot: 012 Subdivision: Deutchman's 3rd	Cauthron, John & Terri C/O Cheryl Sims 1420 Locust Texarkana, AR 71854

1602 Grand Parcel: 1170280 Ward 3	Legal: ALL OF LOT 7 & S/2 of Lot 8 Block: 004 Lot: 008 Subdivision: Arnold Park	Askins, Judith Lanete 27020 Glascock Ln C/O Judith L Oliver Walker, LA 70785
604 Kirby Parcel: 1610290 Ward 2	Legal: All of Lots 21 thru 24 & 56' of Lot 25 Block: 015 Lot: 025 Subdivision: Bramble Highland Park Rev.	Guta Lands USA Dept. B PO Box 103 Greenland, AR 72737
806 E 27th Parcel – 1530560 Ward 4	Legal: ALL LOTS 4 & E 20' of Lot 5 Block: 008, Lot: 005 Subdivision: Bonview	Vega, Miguel Angel Mejia 500 Houston Sulpher Springs, TX 75482
905 E 9th Parcel – 1370040 Ward 3	Legal: Lots 6 & 7 Except S 15' Block: 001, Lot: 006 Subdivision: Beidler's 4th	James, Jesse & Zina Newell 1202 E 28th Texarkana AR 71854
4713 Glenlea Parcel – 4632420 Ward 6	Legal: All of Lot 2 Block: 016, Lot: 002 Subdivision: Pinson Park	Drake, Reuben Jr & Hannah 2803 E 50 th Texarkana, AR 71854
1821 Dudley Parcel- 2710290 Ward 2	Legal: All of Lot 17 & S 10'X40" of Alley Way Block; 002, Lot: 017 Subdivision: Fouke, G. W.	Howard, Lamarkus 3124 Bettin DR. Forney, TX 75126
2003 Pearl Parcel: 2690050 Ward 2	Legal: All Lots 7 & 8 Block: 001, Lot; 008 Subdivision: Fouke & Collins	Brice, Cranford 10682 US HWY 82 Texarkana, AR 71854
801 Cleveland Parcel-1610580 Ward 2	Legal: All Lots 1 Thru 4 Block: 020, Lot: 004 Subdivision: Bramble Highland Park Rev.	Walls, Eugene Edward Jr. 24661 Amador St. Apt 19 Hayward, CA 94544
701 Prince Parcel- 1691110 Ward 2	Legal: All Lots 1 Thru 4 Block: 014, Lot 004 Subdivision: Bronway HGTS.	Rooters, George C. P.O. Box 223 Ogden, AR 71853
1604 Prospect Parcel- 1695320 Ward 2	Legal: All Lots 23 & 24 Block: 001, Lot: 024 Subdivision: Bronway Hgts.	Neal, Joseph E. 3803 E Castleridge Texarkana, AR 71854
517 Orleans Parcel- 3090050 Ward 2	Legal: All Lot 6 Block: 001, Lot: 006 Subdivision: Hillcrest	Norwood, Lillie E Ford 2006 Dudley Texarkana, AR 71854
1721 Pearl Parcel 3452220 Ward 2	Legal: All Lot 5 Block: 061, Lot 5 Subdivision: Kirby College	Huynh, Tom Thanh 207 Baden Texarkana, AR 71854