



Legislation Details (With Text)

**File #:** RES-20:241    **Version:** 1    **Name:** CONDEMN PROPERTY LOCATED AT 2221 NEEDHAM STREET OWNED BY CARSON INVESTMENTS LLC

**Type:** Resolution    **Status:** Passed

**File created:** 12/9/2020    **In control:** Public Safety Council Committee

**On agenda:** 1/19/2021    **Final action:** 1/19/2021

**Title:** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT 2221 NEEDHAM STREET OWNED BY CARSON INVESTMENTS LLC

**Sponsors:** Code Enforcement

**Indexes:** Condemnation

**Code sections:**

**Attachments:** 1. 2221 Needham Boarding Notice, 2. 2221 Needham Inspection & County Data, 3. 2221 Needham pictures, 4. 2221 Needham purchaes reqs, 5. 2221 Needham title search, 6. Arvest Invoice, 7. Billing Request, 8. Carson Invoice, 9. Deed Chain, 10. Tax InfoMortgageAssign of Rents

Date	Ver.	Action By	Action	Result
1/19/2021	1	City Council	Passed	Pass
12/15/2020	1	Public Safety Council Committee	Recommended to Council	Pass

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO CONDEMN PROPERTY LOCATED AT 2221 NEEDHAM STREET OWNED BY CARSON INVESTMENTS LLC  
 Legal Description: All of Lot 3 in Block "B" of Spence's Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas.

WHEREAS, the property located at 2221 Needham Street was severely damaged in the March 2020 tornado and was in danger of collapsing; and,

WHEREAS, the property was inspected by the City Building Official and Code Enforcement inspectors who found it to be unfit for human habitation, and an emergency demolition was recommended to the property owner, Carson Investments LLC.; and,

WHEREAS, due to the property owner's inaction and failure to abate the hazardous conditions, an emergency demolition was completed by Code Enforcement under City Code 105-267 to abate the danger to public safety and the surrounding properties; and,

WHEREAS, the City has spent \$11,279.13 on the demolition of said property and has notified the property owner the deadline to reimburse the City is December 3, 2020, otherwise, the City will seek to place a lien on the property; and,

WHEREAS, all the requirements as defined in City Code 105-254 to 105-268 have been met to proceed with the condemnation of this property.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: Under the authority of City Code 105-254 to 105-268, the City Council hereby declares property located at 2221 Needham Street to be a nuisance and approves the emergency demolition and condemnation of the property.

PASSED AND APPROVED THIS 19TH DAY OF JANUARY, 2021.