AGENDA
Administrative Council Meeting
3:30 PM - Tuesday, February 9, 2021
City Council Chambers, Bossier City Hall
620 Benton Road, Bossier City, Louisiana

Page

I. CALL TO ORDER

II. INVOCATION BY COUNCIL MEMBER: SCOTT IRWIN

III. PLEDGE OF ALLEGIANCE BY COUNCIL MEMBER DON WILLIAMS

IV. ROLL CALL

V. ANNOUNCEMENT

1. Bossier City Council Meetings will still be streamed live at our website http://bossiercity.org, under City Council section and Suddenlink Channel 12. In accordance with LA. R.S. 42:19 and the Attorney Generals Open Meetings Guidance, in order to meet quorum requirements, some Bossier City Council Members may be involved in the meeting via telephone or Video Conference. If anyone is uncomfortable in coming to the meeting, they can email their comments to cityclerk@bossiercity.org prior to the meeting and those comments will be read into the record. We will also set aside some time at the very beginning of the Council meeting to allow for public comment on any Agenda Item in accordance with recently passed Act 302. You may call 318-549-4595 during the comment period of the meeting to make your comments and you will be placed on speaker phone. You must state your name and address for the record and you will be limited to 3 minutes for your comments. We will allow 5 for an item and 5 against an item in accordance with Adopted City Council Meeting Rules. Please remember that this is not a question and answer session and that you must speak clearly and slowly so that we can understand you. Please no foul language or the call will be disconnected and you will forfeit your right to speak.

VI. APPROVE MINUTES
1. Approve minutes of the December 8, 2020, Administrative Council Hearing and dispense with reading. minutes 12.8.20

VII. APPROVE AGENDA

VIII. NEW BUSINESS

1. Blight Hearing for 1220 Evangeline Circle, Bossier City, LA - 1220 Evangeline Circle

2. Blight Hearing for 1120 White Street, Bossier City, LA - 1120 White Street

3. Review the recommendation of demolition and removal of a dilapidated structure located at 416 Colquit St., Bossier City, LA 416 Colquit Street

4. Review the recommendation of demolition and removal of a dilapidated structure located at 2504 Northside Dr., Bossier City, LA 2504 Northside

IX. ADJOURN
The Administrative Court of the City of Bossier City, State of Louisiana, met in Regular session in Council Chambers, 620 Benton Road, Bossier City, Louisiana, December 8, 2020, at 3:30 PM.

Invocation was given by Council Member Scott Irwin

Pledge of Allegiance led by Council Member Don Williams

Roll Call as follows:
Present: Honorable, President Scott Irwin, Honorable Councilors Jeffery Darby (conference call), and Don Williams
Also Present: Assistant City Attorney, Gordon Mosley and City Clerk, Phyllis McGraw

By: Mr. Williams
1) Motion to move forward with the cleanup of the building located at 2274 Pine Street in Bossier City. The cleanup will be suspended until Tuesday, December 22 at 8 a.m.
Seconded by Mr. Irwin
No comment
Vote in favor of motion is unanimous

By: Mr. Darby
2) Motion to move forward with the cleanup of the building located at 1404 Anita Street in Bossier City. The cleanup will be suspended until Friday, January 8 at 8 a.m.
Seconded by Mr. Irwin
No comment
Vote in favor of motion is unanimous

By: Mr. Irwin
3) Motion to move forward with the cleanup of the building located at 2227 Timothy Street in Bossier City. The cleanup will be suspended until Monday, December 31 at 8 a.m.
Seconded by Mr. Darby
No comment
Vote in favor of motion is unanimous

By: Mr. Irwin
4) Motion to move forward with the cleanup of the building located at 1601 Patricia Drive in Bossier City. The cleanup will be suspended until Friday, January 8 at 8 a.m.
Seconded by Mr. Darby
Vote in favor of motion is unanimous.
October 27, 2020

SCOOTER’S INVESTMENTS LLC
4200 WILDWOOD DR

SHREVEPORT, LA 71119

RE: LOT 15, PECAN PARK #4.
PROPERTY MUNICIPAL ADDRESS: 1220 EVANGELINE CIR

BLIGHT LETTER

Dear Property Owner:

Please be advised that the above referenced property is in violation of La. R.S. 33:1374(B)(1), L.a. R.S. 33:4720.59(D)(2)

<table>
<thead>
<tr>
<th>Violation Description</th>
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<tbody>
<tr>
<td>Blight and litter shall be defined as conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions, which are detrimental to property values, economic stability, or to the quality of the environment.CHAPTER 46 SECTION 62 (12)</td>
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<td>Chapter 46, Section 63 - It shall be unlawful for any person to cause, permit, maintain or allow the creation or</td>
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</table>
### Violation Description

The Division of Property Standards is hereby empowered, as agents of the city, to issue citations to appear in court to any person believed to be responsible for violating the Property Maintenance Code requirements. The penalty for violations of this section shall be a fine of not less than $150.00 nor more than $500.00 and/or imprisonment for not more than 30 days or both. Each calendar day that a violation exist shall be considered a separate violation.

(Ord.No. 65-2007,7-24-2007) CHAPTER 46 SECTION 3

### Violation Description

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises. 106.5 ABATEMENT OF VIOLATION OF IMPC.

### Violation Description

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

308.1 ACCUMULATION OF RUBBISH OR GARBAGE-OF IMPC.

### Violation Description

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control. 301.2 RESPONSIBILITY OF IMPC.

### Violation Description

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found
they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinestation. 302.5 RODENT HARBORAGE OF IMPC.
If you do not own or have any interest in this property, please disregard this letter.

Sincerely,

ROGER VOET
Inspector, Code Enforcement
Case Number: 20-00001934
Please cleanup and remove all the car parts, tools, trash junk garbage and debris that is all over your property.
Both the front and back need to be cleaned up.
Thank you
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Scott's Investments LLC.
4200 Wildwood Drive
Shreveport, LA 71119

10/28/2020 9:06:32AM

2. Article Number (Transfer from service label)
9214 7969 0099 9769 8135 8363 92

PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ (over $500)
☐ Return Receipt for Merchandise

D. Is delivery address different from item 1? ☐ Yes ☑ No
If YES enter delivery address below:

A. Signature
X
B. Received by (Printed Name)
C. Date of Delivery

Return Receipt -
SUMMONS TO APPEAR

City of Bossier City
Administrative Court

TO: Scooter's Investments LLC
4230 Wildwood Drive
Shreveport, LA
71119

You are summoned by S. Lewis, J. Darby, and D. Williams, Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on

Tuesday, February 9, 2021, at 3:00 p.m., in the Bossier City Council Chambers.

Concerning: Violations at 1120 Evangelist Circle, Bossier City, LA, from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

Chapter 46 Sec. 62 (12) Chapter 46 Sec. 63 Chapter 46 Sec. 3
10:3 308.1 301.2 302.5

Failure to appear may result in a penalty and/or fine of up to $500.00 per day; a violation may continue, plus court costs of up to $250.00, being assessed against you and/or a lien being filed against the property wherein the violation has occurred and a judgment being rendered against you.
NOTICE

THIS BUILDING IS UNFIT FOR HUMAN HABITATION;
THE USE or OCCUPATION
OF THIS BUILDING FOR
HUMAN HABITATION IS
PROHIBITED and UNLAWFUL.

WE UNAUTHORIZED PERSON SHALL DISAPPEAR, DESTROY OR NO:
MORE THAN IN THE USUALLY PERIOD OF ONE WEEK, FOR FURNITURE
OR BUILDING INSPECTION,
CITY HALL, PHONE 741-7515.

BROOKLYN CITY PROPERTY STANDARDS DEPARTMENT

By

Date
SUMMONS TO APPEAR

City of Bossier City
Administrative Court

TO: Scooter’s Investments LLC.
4200 Wildwood Drive
Shreveport, LA.
71119

You are summoned by S. Irwin, J. Darby, and D. Williams, Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on:

Tuesday, February 9, 2021, at 3:30 p.m., in the Bossier City Council Chambers.

Concerning: Violations at 1120 Evangeline Circle, Bossier City, LA., from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

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EDGAR IVAN OROZCO  
1120 WHITE ST  
BOSSIER CITY, LA  71112  
RE: LOT 1, WHITE PLACE SUBDV #1B  
PROPERTY MUNICIPAL ADDRESS: 1120 WHITE ST  

BLIGHT LETTER  

December 8, 2020  

Dear Property Owner:  

Please be advised that the above referenced property is in violation of La. R.S. 33:1374(B)(1), La. R.S. 33:4720.59(D)(2)  

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<td>Under La. R.S. 33:1374(B)(1), unless and until amended, &quot;blighted property&quot; currently is defined as; &quot;commercial or</td>
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residential premises, including lots, which are vacant, uninhabitable, and hazardous and because of their physical condition, are considered hazardous to persons or property, or have been declared or certified blighted, and have been declared to be a public nuisance by a court of competent jurisdiction or by an administrative hearing officer acting pursuant to R.S. 13:2575 et seq., or any other applicable law."

### Violation Description

**Chapter 46, Section 63** - It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

### Violation Description

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

**308.1 ACCUMULATION OF RUBBISH OR GARBAGE-OF IMPC.**

### Violation Description

**Chapter 46, Section 62 (2)** - Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things.

### Violation Corrective Action

Clear property of any of the above violations.

### Violation Description

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. **302.7 ACCESSORY STRUCTURES OF IMPC.**

### Violation Description

**ARTICLE 13, SECTION 13.12.1** - All fences shall be constructed of materials expressly designed for fences, such as wood pickets, chain link, wrought iron or combination of masonry columns and any of the previously listed materials. It is recommended that applicants review their subdivision covenants, if applicable, before applying to the City or Parish for a building permit for construction of a fence. Fence height is limited to seven (7) feet unless approved as a "Conditional Use".

### Violation Corrective Action
Violation Description

It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code. 106.1 UNLAWFUL ACTS OF IMPC.

Violation Description

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of the code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. 106.3 PROSECUTION OF VIOLATION OF IMPC.

Violation Description

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. 106.4 VIOLATION PENALTIES OF IMPC.

Violation Description

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises. 106.5 ABATEMENT OF VIOLATION OF IMPC.
Under La. R. S. 33:1374(B)(1), unless and until amended, “blighted property” currently is defined as: “commercial or residential premises, including lots, which are vacant, uninhabitable, and hazardous and because of their physical condition are considered hazardous to persons or property, or have been declared or certified blighted, and have been declared to be a public nuisance by a court of competent jurisdiction or by an administrative hearing officer acting pursuant to competent jurisdiction or by an administrative hearing officer acting pursuant to R.S. 13:2575 et seq., or any other applicable law.”

Under La. R.S. 33:4720.59(D)(2), unless and until amended, “abandoned property” currently is defined as: “property that is vacant or not lawfully occupied. The terms ‘vacant’ or ‘not lawfully occupied’ shall include but shall not be limited to any premises which are not actually occupied by its owner, lessee, or other invitee or if occupied, without utilities, and which has been left unsecured or inadequately secured from unauthorized entry to the extent that the premises could be entered and utilized by vagrants or other uninvited persons as a place of harborage or any premises which by reason of dilapidation, deterioration, state of disrepair, or other such status is otherwise detrimental to or endangers the public safety, health, or welfare.”

NOTICE

Failure to correct the above mentioned violation(s) within ten (10) days of this notice will cause the City to issue a summons requiring the appearance in administrative court by the person responsible for the violation.

Contact the Property Standards office with any questions pertaining to the above procedure at 620 Benton Road, Bossier City, LA 71111 or phone (318) 741-8578.

Some Local Contractors are:

Prime Time Solutions (318) 458-7123
B & G Lawn Service (318) 773-5815
O & P Tree and Landscaping (318) 286-8545
Ma & Pa Lawn Care (318) 834-3544

If you do not own or have any interest in this property, please disregard this letter.

Sincerely,

STEVE GLASS
Please clean up the property. Remove all junk, metal, wood, tree debris, old tires, illegal chicken coup, illegal fence, broken play ground equipment, old car parts, appliances, old pipes, potted plants, wire, plastic, old furniture, rubbish, trash, and all other things. Thank you.

More...

F3=Exit  F5=Copy  F6=Insert  F7=Delete  F8=Time stamp
F12=Cancel  F21=User defaults
Stealing
Electricity
Truck Tagged as Inop
SUMMONS TO APPEAR

City of Bossier City
Administrative Court

TO:     Edgar Ivan Orozco,
        1120 White Street
        Bossier City, LA.
        71112

You are summoned by S. Irwin, J. Darby, and D. Williams, Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on:

Tuesday, February 9, at 3:30 p.m., in the Bossier City Council Chambers.

Concerning: Violations at 1120 White Street, Bossier City, LA., from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

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PROPERTY STANDARDS HEARING FOR DEMOLITION OF PROPERTY LOCATED AT:

LOCATION
416 Colquit Street

OWNER
Janet Wynell Winkler Davis
# TABLE OF CONTENTS:

416 Cotquit Street

1. Notice Letter
2. Notice of Condemnation
3. Structure Repair Estimate
4. Letter of Attorney Appointed
5. Photos
October 1, 2020

JANET WYNELL WINKLER DAVIS
5902 N LAKESHORE DR

SHREVEPORT, LA 71107

RE: LOT 5, BLK. 4, E. MCCORM. ANNE X.
PROPERTY MUNICIPAL ADDRESS: 416 COLQUITT ST

CONDEMNATION LETTER

Dear Property Owner:

Please be advised that the above referenced property is in violation of La. R.S. 33:1374(B)(1), La. R.S. 33:4720.59(D)(2)

Violation Description

Under La. R.S. 33:4720.59(D)(2), unless and until amended, "abandoned property" currently is defined as: "property that is vacant or not lawfully occupied. The terms 'vacant' or 'not lawfully occupied' shall include but shall not be limited to any premises which are not actually occupied by its owner, lessee, or other invitee or if occupied, without utilities, and which has been left unsecured or inadequately secured from unauthorized entry to the extent that the premises could be entered and utilized by vagrants or other uninvited persons as a place of harborage or any premises which by reason of dilapidation, deterioration, state of disrepair, or other such status is otherwise detrimental to or endangers the public safety, health, or welfare."
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<td>If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the</td>
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real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource. 108.2 CLOSING OF VACANT STRUCTURES OF IMPC.

Violation Description
For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: 108.1.5 DANGEROUS STRUCTURE OR PREMISES OF IMPC.

Violation Description
Chapter 46, Section 62 (4) - Any building or structure which is in such a dilapidated condition that is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located constitutes a nuisance.

Violation Description
All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 304.15 DOORS-IMPC.

Violation Description
Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605. 604.1 FACILITIES REQUIRED-OF IMPC

Violation Description
All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. 304.4 EXTERIOR STRUCTURAL MEMBERS-OF IMPC.

Violation Description
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent
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<td>The code official shall order the owner of any premises upon which is located any structure, which in the code official judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future reair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner to demolish and reove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official. 110.1 GENERAL OF IMPC.</td>
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<td>The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1 GENERAL -OF IMPC.</td>
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<td>Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code. 505.1 GENERAL-OF IMPC.</td>
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<td>Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68°F in all habitable rooms, bathrooms, and toilet rooms. Section 602.3 of the Property Maintenance Code of Bossier City.</td>
</tr>
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Violation Corrective Action
Provide proper heating equipment as per city code.

Violation Description
Heating facilities shall be provided in structures as required by this section.

602.1 FACILITIES REQUIRED-OF IMPC.

Violation Description
Chapter 46, Section 62 (9) - Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.

Violation Description
The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. 305.1 GENERAL-OF IMPC.

Violation Description
All interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. 305.3 INTERIOR SURFACES-OF IMPC.

Violation Description
The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

601.2 RESPONSIBILITY-OF IMPC.

Violation Description
The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code. 108.4.1 PLACARD REMOVAL OF IMPC.

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<td>Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or the defective equipment a placard bearing the word &quot;Condemned&quot; and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.</td>
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</tbody>
</table>

108.4 PLACARDING OF IMPC.

<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.</td>
</tr>
</tbody>
</table>

108.5 PROHIBITED OCCUPANCY OF IMPC.

<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.</td>
</tr>
</tbody>
</table>

301.2 RESPONSIBILITY OF IMPC.

<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and</td>
</tr>
</tbody>
</table>
downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. 304.7 ROOFS AND DRAINAGE-OF IMPC.

Violation Description
All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. 305.2 STRUCTURAL MEMBERS-OF IMPC.

Violation Description
Chapter 46, Section 63 - It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

Violation Description
An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. 108.1.1 UNSAFE EQUIPMENT OF IMPC.

Violation Description
Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. 304.13 WINDOW, SKYLIGHT, AND DOOR FRAMES-OF IMPC.

Under La. R.S. 33:1374(B)(1), unless and until amended, “blighted property” currently is defined as: “commercial or residential premises, including lots, which are vacant, uninhabitable, and hazardous and because of their physical condition are considered hazardous to persons or property, or have been declared or certified blighted, and have been declared to be a public nuisance by a court of competent jurisdiction or by an administrative hearing officer acting pursuant to competent jurisdiction or by an administrative hearing officer acting pursuant to R.S. 13:2575 et seq., or any other applicable law.”

Under La. R.S. 33:4720.59(D)(2), unless and until amended, “abandoned property” currently is defined as: “property that is vacant or not lawfully occupied. The terms ‘vacant’
or ‘not lawfully occupied’ shall include but shall not be limited to any premises which are not actually occupied by its owner, lessee, or other invitee or if occupied, without utilities, and which has been left unsecured or inadequately secured from unauthorized entry to the extent that the premises could be entered and utilized by vagrants or other uninvited persons as a place of harborage or any premises which by reason of dilapidation, deterioration, state of disrepair, or other such status is otherwise detrimental to or endangers the public safety, health, or welfare.”

NOTICE

Failure to correct the above mentioned violation(s) within ten (10) days of this notice will cause the City to issue a summons requiring the appearance in administrative court by the person responsible for the violation.

Contact the Property Standards office with any questions pertaining to the above procedure at 620 Benton Road, Bossier City, LA 71111 or phone (318) 741-8578.

Some Local Contractors are:

Prime Time Solutions (318) 458-7123
B & G Lawn Service (318) 773-5815
O & P Tree and Landscaping (318) 286-8545
Ma & Pa Lawn Care (318) 834-3544

If you do not own or have any interest in this property, please disregard this letter.

Sincerely,

ROBERT GUYTON
Inspector, Code Enforcement
Case Number: 20-00001832
October 1, 2020

NOTICE OF CONDEMNATION

Notice is hereby given to all interested parties that the property listed below has been condemned and is unfit for human habitation in accordance with the Bossier City Building Codes and L.A. R.S. 33:4761-4767.

Legal Description known as: LOT 5, BLK. 4, E. MCCORM. ANNEX.

Municipally known as: 416 Colquitt Street

Owner(s) of Record:
Janet Wynell Winkler Davis
5902 N. Lakeshore Drive
Shreveport, La.
71107

It is unlawful and prohibited to occupy a condemned structure and violators will be prosecuted. A hearing will be scheduled before the Bossier City Council at a future date to determine proper action of the structure.

By: Mickey Frazier, Code Enforcement Supervisor

Date: 10/2020

Jill M. Sessions
Bossier Parish Clerk of Court
1244730
Recorded On: 10/06/2020 08:56 AM

CITY OF BOSSIER CITY
P.O. BOX 5337
BOSSIER CITY, LOUISIANA 71171-5337

State of Louisiana, Parish of Bossier
I hereby certify this to be a true and correct copy of an instrument filed in my office on the date and hour and under the registry number stamped hereon.

Deputy Clerk and Ex-Officio Deputy Recorder
Parish of Bossier, State of Louisiana

COPY
**Building Repair Estimate**

<table>
<thead>
<tr>
<th>DESCRIPTION OF WORK REQUIRED (IDENTIFY MATERIALS – SHOW MEASUREMENTS)</th>
<th>QTY</th>
<th>UNIT PRICE (WHEN USED)</th>
<th>MATERIAL COST</th>
<th>LABOR COST</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site work/Foundation/Ready for framing, sub-floor.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5,625.00</td>
</tr>
<tr>
<td>Framing Package, incudes rough-in, roof structure.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9,000.00</td>
</tr>
<tr>
<td>Exterior Finishes, exterior wall, roofing, windows/doors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9,250.00</td>
</tr>
<tr>
<td>Interior Finish, drywall, painting, cabinets, trim floors.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10,250.00</td>
</tr>
<tr>
<td>Electrical rough-in and finish</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,550.00</td>
</tr>
<tr>
<td>Plumbing, rough-in and finish</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,800.00</td>
</tr>
<tr>
<td>HVAC, heating and cooling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,100.00</td>
</tr>
<tr>
<td>Permits/Dumpster</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>550.00</td>
</tr>
</tbody>
</table>

Calculated at low-end National Avg replacement value to maintain footprint. $33.66 SF

| TOTALS | | | | | $47,125.00 |

Form 2200F
http://www.claimspages.com
November 5, 2020

Mr. Robert Gahagan Pugh III  
Attorney At Law  
333 Texas Street  
Shreveport, LA  71101

RE: Appointment to represent owners and/or interested parties pursuant to LA R.S. 33:4761-4767

Dear Mr. Gahagan Pugh III:

You are hereby appointed as curator ad hoc to notify and represent owners and any interested parties unrepresented and not listed on the tax rolls in condemnation proceedings before the Bossier City Administrative Council on February 9, 2021 at 3:30 p.m. in the City Council Chambers.

Municipal Address: 416 Colquit Street

Having the following legal description:

LOT 5, BLK. 4, E. MCCORM. ANNEX.

If you have any questions, please contact Mickey Frazier, Property Standards Supervisor, at (318) 741-8522.

Sincerely,

Mickey Frazier  
Code Enforcement Supervisor
PROPERTY STANDARDS HEARING FOR DEMOLITION OF PROPERTY LOCATED AT:

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>2504 Northside Drive</td>
<td>Christopher Karl Anderson</td>
</tr>
</tbody>
</table>
TABLE OF CONTENTS:

2405 Northside Drive

1. Notice Letter
2. Notice of Condemnation
3. Structure Repair Estimate
4. Letter of Attorney Appointed
5. Photos
Dear Property Owner:

Please be advised that the above referenced property is in violation of La. R.S. 33:1374(B)(1), La. R.S. 33:4720.59(D)(2)

<table>
<thead>
<tr>
<th>Violation Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.</td>
<td></td>
</tr>
<tr>
<td>308.1 ACCUMULATION OF RUBBISH OR GARBAGE-OF IMPC.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Violation Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Blight and litter shall be defined as conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions, which are detrimental to property values, economic stability, or to the quality of the environment.CHAPTER 46 SECTION 62 (12)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Violation Corrective Action</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>See attached</td>
<td></td>
</tr>
</tbody>
</table>
Violation Description
Under La. R.S. 33:1374(6)(1), unless and until amended, "blighted property" currently is defined as; "commercial or residential premises, including lots, which are vacant, uninhabitable, and hazardous and because of their physical condition, are considered hazardous to persons or property, or have been declared or certified blighted, and have been declared to be a public nuisance by a court of competent jurisdiction or by an administrative hearing officer acting pursuant to R.S. 13:2575 et seq., or any other applicable law."

Violation Description
Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that is likely to partially or completely collapse, or to become detached or dislodged.

Violation Description
Chapter 46, Section 62 (4) - Any building or structure which is in such a dilapated condition that is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located constitutes a nuisance.

Violation Description
Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

Violation Description
All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. 304.4 EXTERIOR STRUCTURAL MEMBERS-OF IMPC.

Violation Description
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and
properly surface coated where required to prevent deterioration. 304.6 EXTERIOR WALLS- OF IMPC.

### Violation Description

If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through and available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. 110.3 FAILURE TO COMPLY OF IMPC.

### Violation Description

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. 304.5 FOUNDATION WALLS-OF IMPC.

### Violation Description

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code. 108.1 GENERAL OF IMPC.

### Violation Description

Chapter 46, Section 62 (9) - Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, preformed or maintained.

### Violation Description

When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the
premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official. 109.1 IMMINENT DANGER OF IMPC.

Violation Corrective Action

When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

Violation Description

The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

601.2 RESPONSIBILITY-OF IMPC.

Violation Description

The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code. 108.4.1 PLACARD REMOVAL OF IMPC.
<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or the defective equipment a placard bearing the word &quot;Condemned&quot; and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. 108.4 PLACARDING OF IMPC.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>All fuel-burning equipment and appliances shall be connected to an approved chimney or vent. EXCEPTION: Fuel-burning equipment and appliances which are labeled for unvented operation. 603.2 REMOVAL OF COMBUSTION PRODUCTS-OF IMPC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
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<tbody>
<tr>
<td>The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control. 301.2 RESPONSIBILITY OF IMPC.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. 305.2 STRUCTURAL MEMBERS-OF IMPC.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Violation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. 108.1.3 STRUCTURE UNFIT FOR HUMAN OCCUPANCY OF</td>
</tr>
</tbody>
</table>
**Violation Description**

Chapter 46, Section 63 - It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance.

**Violation Description**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. 108.1.1 UNSAFE EQUIPMENT OF IMPC.

**Violation Description**

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. 304.13 WINDOW, SKYLIGHT, AND DOOR FRAMES-OF IMPC.

---

Under La. R.S. 33:1374(B)(1), unless and until amended, “blighted property” currently is defined as: “commercial or residential premises, including lots, which are vacant, uninhabitable, and hazardous and because of their physical condition are considered hazardous to persons or property, or have been declared or certified blighted, and have been declared to be a public nuisance by a court of competent jurisdiction or by an administrative hearing officer acting pursuant to competent jurisdiction or by an administrative hearing officer acting pursuant to R.S. 13:2575 et seq., or any other applicable law.”

Under La. R.S. 33:4720.59(D)(2), unless and until amended, “abandoned property” currently is defined as: “property that is vacant or not lawfully occupied. The terms ‘vacant’ or ‘not lawfully occupied’ shall include but shall not be limited to any premises which are not actually occupied by its owner, lessee, or other invitee or if occupied, without utilities, and which has been left unsecured or inadequately secured from unauthorized entry to the extent that the premises could be entered and utilized by vagrants or other uninvited persons as a place of harborage or any premises which by reason of dilapidation, deterioration, state of disrepair, or other such status is otherwise detrimental to or endangers the public safety, health, or welfare.”

**NOTICE**
Failure to correct the above mentioned violation(s) within ten (10) days of this notice will cause the City to issue a summons requiring the appearance in administrative court by the person responsible for the violation.

Contact the Property Standards office with any questions pertaining to the above procedure at 620 Benton Road, Bossier City, LA 71111 or phone (318) 741-8578.

Some Local Contractors are:

Prime Time Solutions  (318) 458-7123
B & G Lawn Service  (318) 773-5815
O & P Tree and Landscaping  (318) 286-8545
Ma & Pa Lawn Care  (318) 834-3544

If you do not own or have any interest in this property, please disregard this letter.

Sincerely,

ROBERT GUYTON
Inspector, Code Enforcement
Case Number: 20-00001782
September 23, 2020

NOTICE OF CONDEMNATION

Notice is hereby given to all interested parties that the property listed below has been condemned and is unfit for human habitation in accordance with the Bossier City Building Codes and L.A. R.S. 33:4761-4767.

Legal Description known as: LOT 40, E. 1/2 OF LOT 39, NORTHSIDE ADD.

Municipally known as: 2504 Northside Drive

Owner(s) of Record:
Christopher Karl Anderson
1601 Wheatberry Court
Allen, Tx.
75002

It is unlawful and prohibited to occupy a condemned structure and violators will be prosecuted. A hearing will be scheduled before the Bossier City Council at a future date to determine proper action of the structure.

By: Mickey Frazier, Code Enforcement Supervisor
Date: 23 Sep 2020

State of Louisiana, Parish of Bossier
I hereby certify this to be a true and correct copy of
an instrument filed in my office on the date and
hour and under the registry number stamped hereon
Conveyances •
Mortgages •
Given under my hand and seal of office on the day and
hour of 2020.

Deputy Clerk and Ex-Officio Deputy Recorder
Parish of Bossier, State of Louisiana

COPY
## Building Repair Estimate

<table>
<thead>
<tr>
<th>INSURED</th>
<th>CLAIM NUMBER</th>
<th>LOCATION OF PROPERTY</th>
<th>2504 Northside Dr, Bossier City LA</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE OF LOSS</td>
<td>CONDEMNED / Fire Damage</td>
<td>TYPE OF BUILDING</td>
<td>Residential Detached Garage</td>
</tr>
<tr>
<td>REPLACEMENT VALUE</td>
<td>ACTUAL CASH VALUE</td>
<td>ESTIMATOR</td>
<td>EDWARD COOPER</td>
</tr>
<tr>
<td>DATE OF ESTIMATE</td>
<td>12/29/2020</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Description of Work Required

<table>
<thead>
<tr>
<th>DESCRIPTION OF WORK REQUIRED (IDENTIFY MATERIALS – SHOW MEASUREMENTS)</th>
<th>QTY</th>
<th>UNIT PRICE (WHEN USED)</th>
<th>MATERIAL COST</th>
<th>LABOR COST</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Framing Package for detached garage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,500.00</td>
</tr>
<tr>
<td>Exterior finishes includes siding, trim, garage door</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,750.00</td>
</tr>
<tr>
<td>Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>950.00</td>
</tr>
<tr>
<td>Roofing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,875.00</td>
</tr>
<tr>
<td>Permit and clean up of site</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>250.00</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>9,325.00</strong></td>
</tr>
</tbody>
</table>

Form 2200F
http://www.claimspages.com
December 21, 2020

Mr. Robert Gahagan Pugh III
Attorney At Law
333 Texas Street
Shreveport, LA 71101

RE: Appointment to represent owners and/or interested parties pursuant to LA R.S. 33:4761-4767

Dear Mr. Gahagan Pugh III:

You are hereby appointed as curator ad hoc to notify and represent owners and any interested parties unrepresented and not listed on the tax rolls in condemnation proceedings before the Bossier City Administrative Council on February 9, 2021 at 3:30 p.m. in the City Council Chambers.

Municipal Address: 2504 Northside Drive

Having the following legal description:

LOT 40, E. ½ OF LOT 39, NORTHSIDE ADD.

If you have any questions, please contact Roger Voet, Property Standards Supervisor, at (318) 741-4592.

Sincerely,

Roger Voet
Code Enforcement Supervisor