



AGENDA

Administrative Council Meeting

10:00 AM - Thursday, January 29, 2026

City Court Room, Bossier City Hall

620 Benton Road, Bossier City, Louisiana

Page

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE AGENDA

IV. APPROVE MINUTES

- 3 - 4
1. Approve Minutes of the December 2, 2025, Administrative Council Meeting and dispense with the reading.
[Admin Council Minutes December 2 of 2025](#)

V. UNFINISHED BUSINESS

- 5 - 48
1. Update on Hearing to review the recommendation of removal of a dilapidated structure located at 2638 Barbara Street, Bossier City
[Hearing to review the recommendation of removal of a dilapidated structure located at 2638 Barbara Street, Bossier City - Pdf](#)
[Updated Barbara Images](#)
[2638 Barbara - Updated 12/2](#)

VI. NEW BUSINESS

- 49 - 68
1. Hearing to review the recommendation of removal of a dilapidated structure located at 1725 Scott Street, Bossier City
[Hearing to review the recommendation of removal of a dilapidated structure located at 1725 Scott Street, Bossier City - Pdf](#)
- 69 - 89
2. Hearing to review the recommendation of removal of a dilapidated structure located at 208 Waller Avenue, Bossier City
[Hearing to review the recommendation of removal of a dilapidated structure located at 208 Waller Avenue, Bossier City - Pdf](#)

- 90 - 113 3. Hearing to review the recommendation of removal of a dilapidated structure located at 500 Hall Street, Bossier City
[Hearing to review the recommendation of removal of a dilapidated structure located at 500 Hall Street, Bossier City - Pdf](#)
- 114 - 145 4. Hearing to review the recommendation of removal of a dilapidated structure located at 709 McDade Street, Bossier City
[Hearing to review the recommendation of removal of a dilapidated structure located at 709 McDade Street, Bossier City - Pdf](#)

VII. ANNOUNCEMENTS

VIII. ADJOURN

Any member of the public or the designated caregiver of any member of the public with an ADA-recognized disability may submit a request to provide written comment on an agenda item remotely via electronic means.

For more information contact: City Clerk Phyllis McGraw, 620 Benton Road, Bossier City, LA 71111, 318-741-8509 or cityclerk@bossiercity.org

PROCEEDINGS OF THE ADMINISTRATIVE COUNCIL OF BOSSIER CITY
STATE OF LOUISIANA TAKEN AT A REGULAR MEETING
DECEMBER 2, 2025

The Administrative Council of the City of Bossier City, State of Louisiana, met December 2, 2025, at 1:30 PM.

Roll Call as follows:

Present: Honorable, Chairman Chris Smith, Honorable Councilor Cliff Smith & Honorable Councilor Debra Ross

Also Present: Assistant City Attorney, Richard Ray and City Clerk, Phyllis McGraw

By: Mr. Cliff Smith

Motion to approve Agenda

Seconded by Mrs. Debra W. Ross

No comment

Vote in favor of motion is unanimous

By: Mrs. Debra W. Ross

Motion to approve Minutes of November 4, 2025, Regular Meeting and dispense with the reading.

Seconded by Mr. Cliff Smith

No comment

Vote in favor of motion is unanimous

Unfinished Business

Update on Hearing to review the recommendation of removal of a dilapidated structure located at 613 Edgar Street, Bossier City. Chris Ferguson, Property Standards stated with the substantial improvements and absence of blight, he recommended the condemnation case be closed with the following conditions: that no one live in the structure until all repairs have been fully made and all windows and doors were secured.

By: Mr. Chris Smith

Motion to reverse the condemnation and demolition of the structure and with conditions requested by Property Standards.

Seconded by Mr. Cliff Smith

Owner acknowledged that she understood the conditions.

No further comment

Vote in favor of motion is unanimous

Update on Hearing to review the recommendation of removal of a dilapidated structure located at 2638 Barbara Street, Bossier City. Chris Ferguson stated that Ms. Hernandez was out of the country and Ms. Carima Guiterrez, 3427 Darien St., Shreveport, LA, 71109, would be representing her. Mr. Ferguson provided an update and recommended the condemnation case

move forward due to lack of progress. Ms. Guiterrez stated that both Ms. Hernandez and the title company have been trying to contact the current owner. Assistant City Attorney, Richard Ray went over options with Mr. Chris Smith.

By: Mr. Chris Smith

Motion to condemn structure but suspend the sentence until January 30th.

Seconded by Mrs. Debra W. Ross

No further comment

Vote in favor of motion is unanimous

Update on Hearing to review the recommendation of removal of a dilapidated structure located at 632 Joannes Street, Bossier City. Kraig Chapman, Property Standards, recommended the case be revisited when the permit expires February 10, 2026 since the owner pulled permits and has been working on the structure.

By: Mr. Chris Smith

Motion to continue case until February 26, 2026 meeting.

Seconded by Mr. Cliff Smith

No further comment

Vote in favor of motion is unanimous

New Business

Approve calendar for Administrative Council Meetings for period of January 1, 2026 - July 30, 2026.

By: Mrs. Debra W. Ross

Motion to approve calendar for Administrative Council Meetings for period of January 1, 2026 - July 30, 2026

Seconded by Mr. Cliff Smith

Mr. Chris Smith reminded everyone the meetings would be held in the City Courtroom at 10AM.

No further comment

Vote in favor of motion is unanimous

There being no further business, the meeting was adjourned at 1:49 PM.

Phyllis McGraw, City Clerk



City of Bossier City
ITEM FACT SHEET
Administrative Council

Meeting Date: Administrative Council - Nov 04 2025
Department: Property Standards
Prepared by: Melissa Thomas, Property Standards
Sponsor: Andy Bajnauth, City Engineer
Submitted: September 16, 2025

NOTED: **RECOMMENDED BY:**

TITLE:

Hearing to review the recommendation of removal of a dilapidated structure located at 2638 Barbara Street, Bossier City

EXPLANATION OF PROPOSAL:

Due to structure being below minimum standards housing codes and failure by the owner(s) to comply with any and all written request to bring the structure into compliance with the city code by obtaining proper permits, we strongly recommend the structure be demolished.

COST/BUDGET DATA:

In the event that the demolition and removal is performed by City of Bossier City, all such costs shall be applied to the property in the form of a lien, in accordance with LA R. S. 33: 4767 and assessed to the property tax in accordance with Ordinance 19 of 1991.

COUNCIL DATE REQUESTED:

Administrative Council - Nov 04 2025

ATTACHMENTS:

- [02 - 2638 Barbara Street - Notice Letter & Receipt of Notice](#)
- [03 - 2638 Barbara Street - Notice of Condemnation](#)
- [04 - 2638 Barbara Street - Building Repair Estimate](#)
- [05 - 2638 Barbara Street - Letter of Attorney Appointed](#)
- [06 - 2638 Barbara Street - Summons to Appear](#)
- [07 - 2638 Barbara Street - Photos](#)

Reviewed By:

Richard Ray, ACA
Phyllis McGraw, City Clerk

Approved - Sep 16 2025
Approved - Sep 18 2025



OFFICE OF
PROPERTY STANDARDS

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

August 19, 2025

DENISA RANCE
205 Magnolia Crossing
Bossier City, LA 71111

PROPERTY MUNICIPAL ADDRESS: 2638 Barbara ST, Bossier City, LA
RE: LOT 6, BLK. 10, AIRPORT ANNEX.

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: 113.1 Demolition (General)

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 repair 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 remove 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.

Violation: 301.3 Vacant Structures and Land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Violation: 304.1.1 (1) Exterior Structure Unsafe Conditions

The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

Violation: 304.10 Stairways, Decks, Porches, and Balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Violation: 109.5 Abatement of Violation

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.

Violation: 305.1 Interior Structure: General

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.

Violation: 111.1.5.6 Dangerous Structure or Premises

The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

Violation: 304.6 Exterior Walls

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.

Violation: 304.13.2 Window, Skylight, & Door Frames-Openable

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Violation: 111.1.3 Structure Unfit for Human Occupancy

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 insanitary, 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.

Violation: 111.6 Transfer of Ownership

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Violation: 111.2 Closing of Vacant Structures

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 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.

Violation: 305.1.1 (3) Interior Structure: Unsafe Conditions

Structures or components thereof that have reached their limit state.

Violation: 111.8 Prohibited Occupancy

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.

Violation: 305.6 Interior Doors

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

Violation: 304.13 Window, Skylight, and Door Frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Violation: 304.15 Doors

All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

Violation: 305.4 Stairs and Walking Surfaces

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Violation: 109.3 Prosecution of Violation

Any person failing to comply with a notice of violation or order served in accordance with section 111.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of 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 this 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.

Violation: 111.1.5.3 Dangerous Structure or Premises

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 it is likely to partially or completely collapse, or to become detached or dislodged.

Violation: 304.1.1 (12) Exterior Structure Unsafe Conditions

Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Violation: 304.5 Foundation Walls

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.

Violation: 304.1.1 (9) Exterior Structure Unsafe Conditions

Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

Violation: 304.1.1 (4) Exterior Structure Unsafe Conditions

Siding and masonry joint including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

Violation: 304.18.1 Building Security: Doors

Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Violation: 111.1.5.2 Dangerous Structure or Premises

The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

Violation: 111.1.5.10 Dangerous Structure or Premises

Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

Violation: 111.5 Unauthorized Tampering

Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

Violation: 109.4 Violation Penalties

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.

Violation: 113.3 Failure to Comply

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 an 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.

Violation: 111.1.5.7 Dangerous Structure or Premises

The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or unlawful act.

Violation: 304.1 Exterior Structure General

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.

Violation: 304.4 Structural Members

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

Violation: 301.2 Responsibility

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 the 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.

Violation: 111.1.1 Unsafe Structures

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.

Violation: 111.7.1 Placard Removal

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.

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 71171-5337 or phone (318) 741-8578.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Ferguson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Ferguson
Inspector, Code Enforcement
Case Number: COND-001578-2025

City of Bossier City
Case Inspection Text

Case Number: Cond-001578-2025

Case Type: Condemnation

Please repair or tear down and remove the dilapidated home on the property at this address. The floors and ceilings are missing, there are holes in the exterior facias and soffits, rotting framing, and holes in the siding that admit rain, broken windows and doors leaving it unsecured.

It is an attractive nuisance for minors and the homeless, and is a detriment to the property values in the areas.

If you choose to repair the building, ALL permits that are required must be pulled before any work begins.

If you choose to remove the structure, ALL structures on the property must be removed as well as ALL concrete on the property including the slab, walkways, and driveways.

Thank you.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1657 3871 86

Certified Mail Fee	\$5.30	Postmark Here
Extra Services & Fees (check box, add \$2.40 appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.740	
Total Postage & Fees	\$6.040	
Sent To	Denisa Rance 205 Magnolia Crossing Bossier City, LA 71111	
Street, Apt. No., or PO Box No. City, State, Zip+4	8/20/2025 12:35:44PM	

PS Form 3800, January 2023 See Reverse for Instructions

Code: Case # 1578-2025
Code2: 2638 Barbara St.

UNITED STATES POSTAL SERVICE
SHREVEPORT LA 710

Code: Case # 1578-2025
 Code2: 2638 Barbara St.

8 AUG 2025 AM 2 L



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

* Sender: Please print your name, address, and ZIP+4® in this box *

Melissa Thomas
 City of Bossier City
 Property Standards Clerk
 620 Benton Road
 Bossier, LA 71111



9290 9969 0099 9757 3871 93

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> 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. <p>1. Article Addressed to:</p> <p>Denisa Rance 205 Magnolia Crossing Bossier City, LA 71111</p> <p>8/20/2025 12:35:44PM</p> <p>9290 9969 0099 9757 3871 93</p> <p>2. Article Number (Transfer from service label)</p> <p>9214 7969 0099 9790 1657 3871 86</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature X <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery 8/20/2025</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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Domestic Return Receipt

Jill M. Sessions
Bossier Parish Clerk of Court
Inst # 1355423
Recorded On: 8/25/2025 1:42 PM



Division of Property Standards
CITY OF BOSSIER CITY

August 20, 2025

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 6, BLK. 10, AIRPORT ANNEX.**

Municipally known as: 2638 Barbara Street

Owner (s) of Record:
Denisa Rance
205 Magnolia Crossing
Bossier City, LA.
71111

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: *J.R.*
Justin Robinson, Code Enforcement Supervisor

Date: 8/20/25



**Certified True and
Correct Copy**
CertID: 2025082500107

Sarah P. ...

Bossier Parish
Deputy Clerk Of Court

Generated Date:
8/25/2025 1:42 PM

Alteration and subsequent re-filing of this certified copy may violate La. R.S. 14:132, 133, and/or RPC Rule 3.3(a)(3).



OFFICE OF
PROPERTY STANDARDS

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

September 5, 2025

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 **November 4th, 2025** at **1:30 p.m.** in the City Council Chambers.

Municipal Address: **2638 Barbara Street**

Having the following legal description:

LOT 6, BLK. 10, AIRPORT ANNEX.

If you have any questions, please contact Melissa Thomas, Property Standards Office Clerk, at (318) 741-8578.

Sincerely,

Melissa Thomas
Property Standards Office Clerk

SUMMONS TO APPEAR

City of Bossier City
Administrative Court

September 4, 2025

TO: Denisa Rance
205 Magnolia Crossing
Bossier City, LA
71111

You are summoned by C. Smith, V. Maggio, and B. Hammons, Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on:

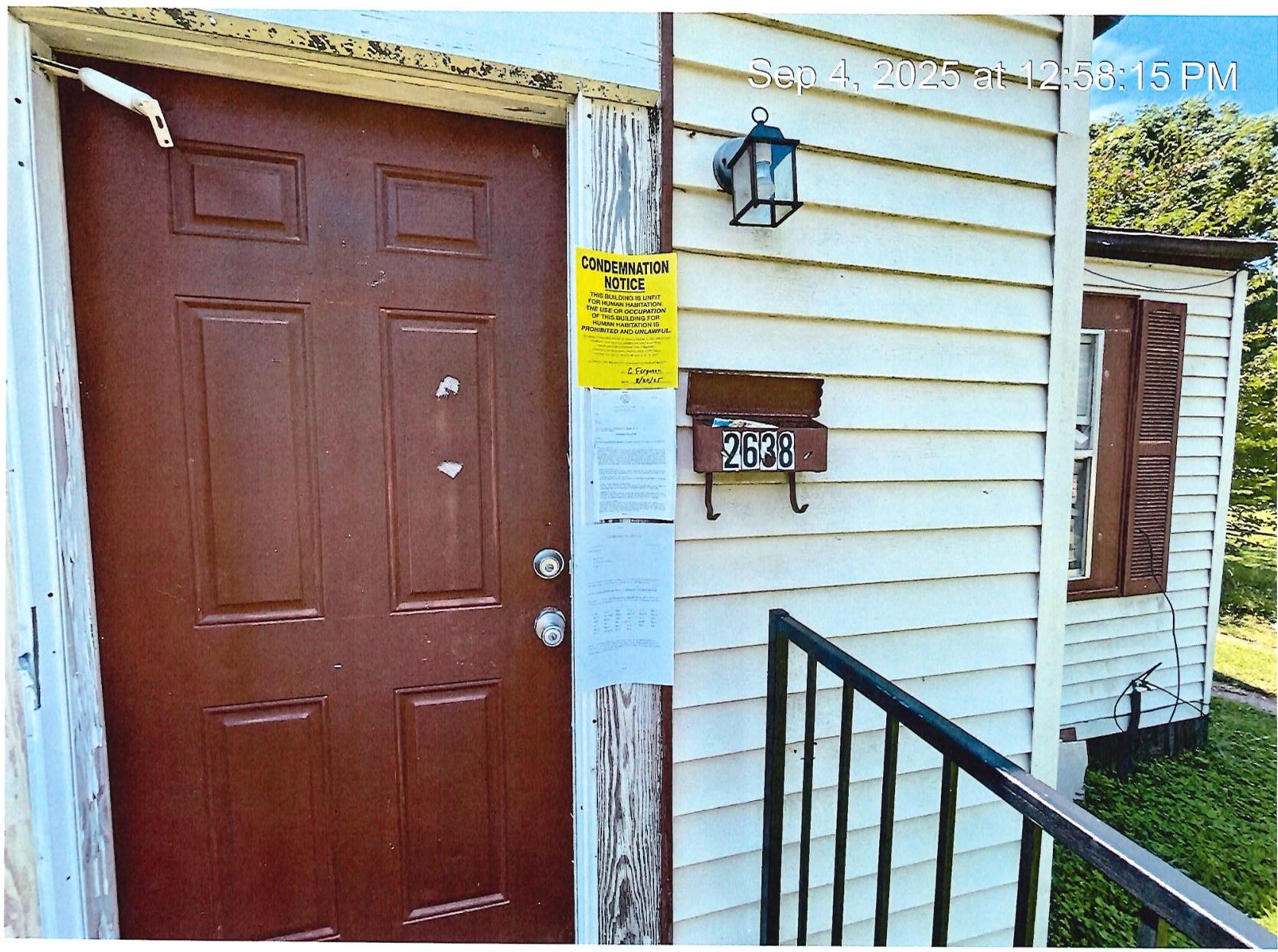
Tuesday, November 4, 2025, at 1:30 p.m., in the Bossier City Council Chambers.

Concerning: Violations at 2638 Barbara Street, Bossier City, LA., from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

106.3	106.4	106.5	107.4	107.6	108.1.1
108.1.3	108.1.5.10	108.1.5.2	108.1.5.3	108.1.5.6	108.1.5.7
108.2	108.4.1	108.5	110.1	110.3	301.2
301.3	304.1	304.1.1 (1, 4, 9, 12)		304.10	304.13
304.13.2	304.15	304.18.1	304.4	304.5	304.6
305.1	305.1.1 (3)	305.4	305.6		

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.

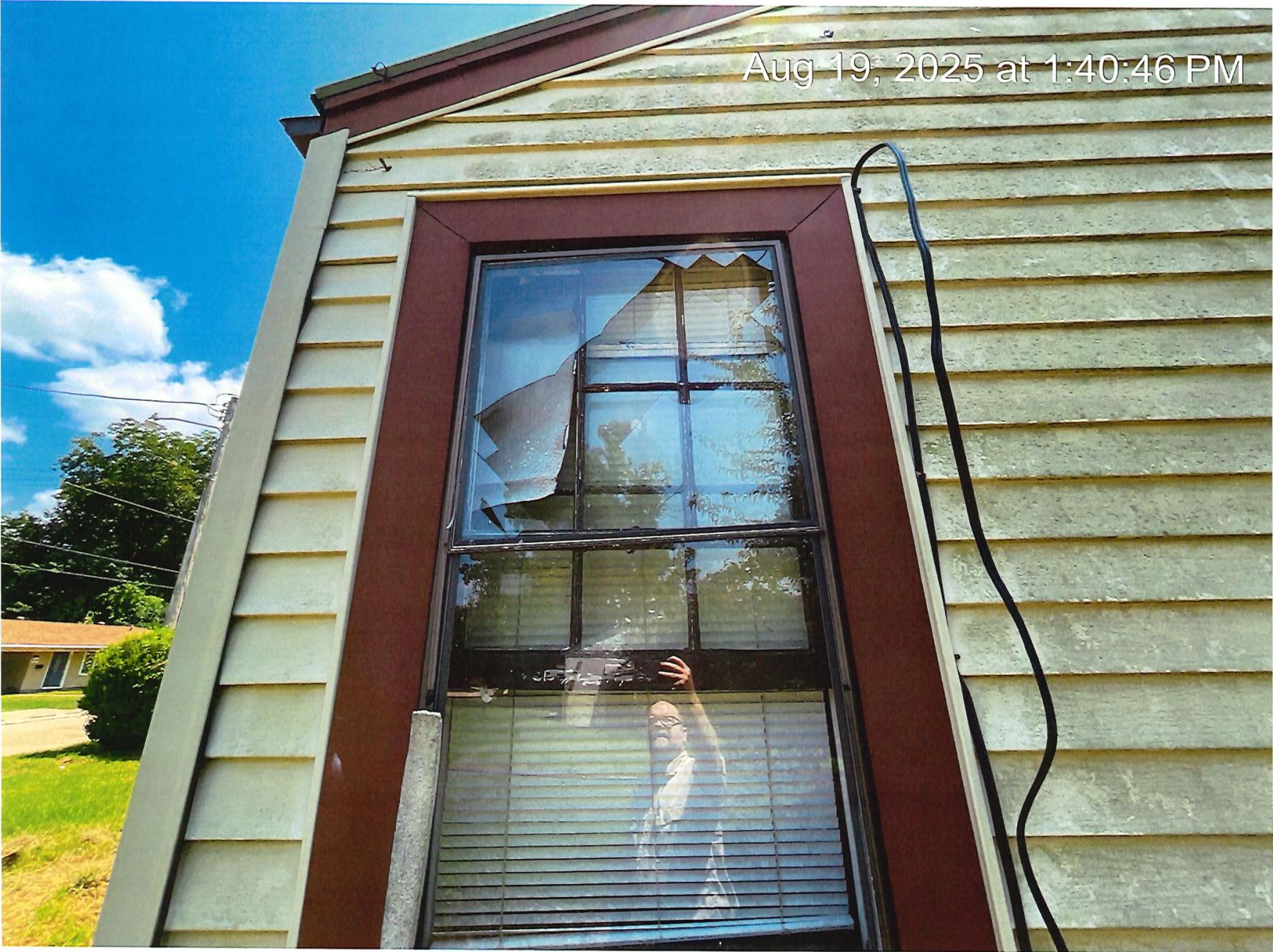
Sep 4, 2025 at 12:58:15 PM



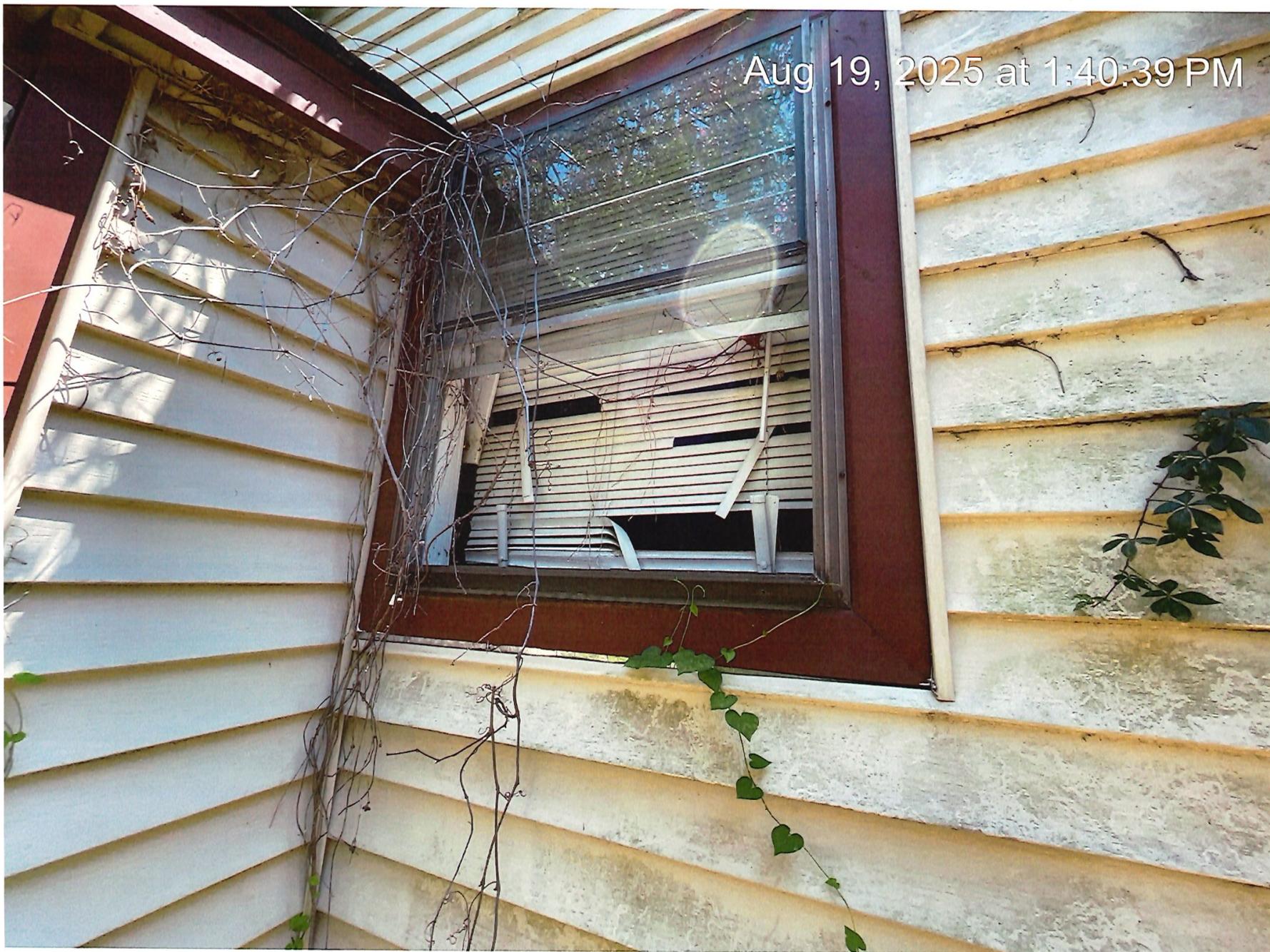
Aug 19, 2025 at 1:40:55 PM



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Aug 19, 2025 at 1:40:39 PM



Aug 19, 2025 at 1:38:10 PM



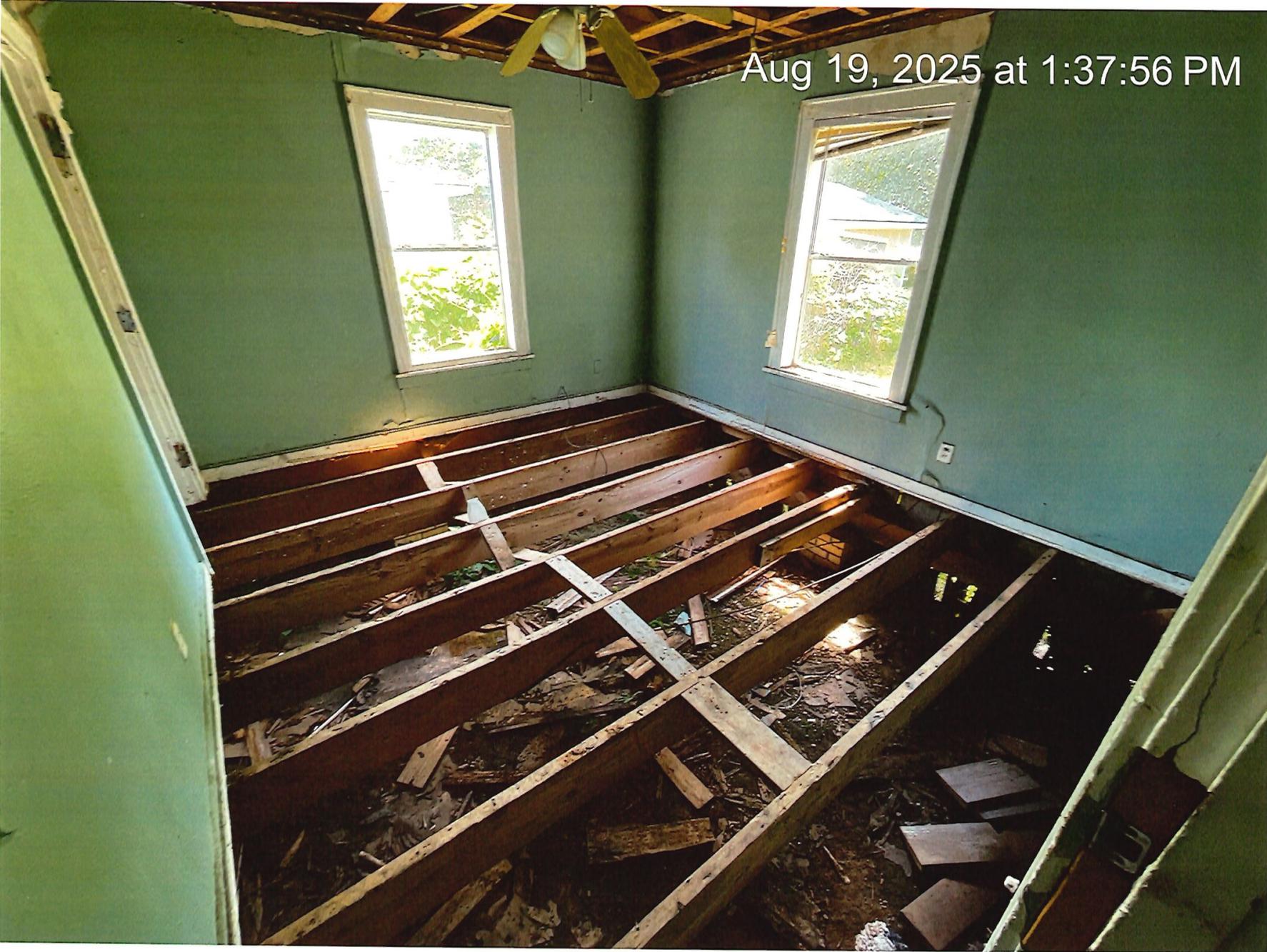
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Aug 19, 2025 at 1:37:56 PM



Aug 19, 2025 at 1:37:36 PM



Aug 19, 2025 at 1:37:27 PM



Aug 19, 2025 at 1:39:26 PM



Aug 19, 2025 at 1:38:44 PM



Aug 19, 2025 at 1:38:39 PM



Aug 19, 2025 at 1:38:28 PM



Aug 19, 2025 at 1:38:22 PM



Oct 31, 2025 at 1:02:44 PM



Oct 31, 2025 at 1:02:59 PM



Oct 31, 2025 at 1:03:06 PM



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Oct 31, 2025 at 1:04:01 PM



Oct 31, 2025 at 1:04:05 PM



Oct 31, 2025 at 1:04:08 PM



Oct 31, 2025 at 1:04:21 PM



Oct 31, 2025 at 1:04:56 PM



Oct 31, 2025 at 1:05:02 PM



Oct 31, 2025 at 1:05:11 PM



Dec 1, 2025 at 9:03:51 AM



Dec 1, 2025 at 9:04:01 AM



Dec 1, 2025 at 9:04:09 AM



Dec 1, 2025 at 9:04:15 AM





City of Bossier City
ITEM FACT SHEET
Administrative Council

Meeting Date: Administrative Council - Jan 29 2026
Department: Property Standards
Prepared by: Melissa Thomas, Property Standards
Sponsor: Andy Bajnauth, City Engineer
Submitted: December 16, 2025

NOTED: **RECOMMENDED BY:**

TITLE:

Hearing to review the recommendation of removal of a dilapidated structure located at 1725 Scott Street, Bossier City

EXPLANATION OF PROPOSAL:

Due to structure being below minimum standards housing codes and failure by the owner(s) to comply with any and all written request to bring the structure into compliance with the city code by obtaining proper permits, we strongly recommend the structure be demolished.

COST/BUDGET DATA:

In the event that the demolition and removal is performed by City of Bossier City, all such costs shall be applied to the property in the form of a lien, in accordance with LA R. S. 33: 4767 and assessed to the property tax in accordance with Ordinance 19 of 1991

COUNCIL DATE REQUESTED:

Administrative Council - Jan 29 2026

ATTACHMENTS:

- [02 - 1725 Scott Street - Notice Letter & Receipt of Notice](#)
- [03 - 1725 Scott Street - Notice of Condemnation](#)
- [04 - 1725 Scott Street - Building Repair Estimate](#)
- [05 - 1725 Scott Street - Letter of Attorney Appointed](#)
- [06 - 1725 Scott Street - Summons to Appear](#)
- [07 - 1725 Scott Street - Photos](#)

Reviewed By:

Richard Ray, ACA
Emily Pitts, Administrative Assistant
Phyllis McGraw, City Clerk

Approved - Dec 16 2025
Approved - Dec 16 2025
Approved - Dec 31 2025



OFFICE OF
PROPERTY STANDARDS

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

January 15, 2025

JAMES NED
P O BOX 5094
COMPTON, CA 90224

PROPERTY MUNICIPAL ADDRESS: 1725 Scott ST, Bossier City, LA
RE: LOT 8 OF A SUBDV. OF TRACT 43 OF SUBDV. OF LOT 15, DILLARD PLACE.

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: 110.1 Demolition (General)

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 repair 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 remove 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.

Violation: 304.1.1 (6) Exterior Structure Unsafe Conditions

Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation: 304.1.1 (5) Exterior Structure Unsafe Conditions

Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

Violation: 106.5 Abatement of Violation

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.

Violation: 304.6 Exterior Walls

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.

Violation: 108.1.3 Structure Unfit for Human Occupancy

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 insanitary, 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.

Violation: 107.6 Transfer of Ownership

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Violation: 108.2 Closing of Vacant Structures

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 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.

Violation: 108.5 Prohibited Occupancy

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.

Violation: 505.4 Water Heating Facilities

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43 °C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heater.

Violation: 304.13 Window, Skylight, and Door Frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Violation: 304.7 Roofs and Drainage

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 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.

Violation: 106.3 Prosecution of Violation

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 shall be deemed a strict liability offense. If the notice of 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 this 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.

Violation: 108.1.5.3 Dangerous Structure or Premises

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 it is likely to partially or completely collapse, or to become detached or dislodged.

Violation: 304.1.1 (12) Exterior Structure Unsafe Conditions

Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Violation: 304.1.1 (4) Exterior Structure Unsafe Conditions

Siding and masonry joint including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

Violation: 304.1.1 (10) Exterior Structure Unsafe Conditions

Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Violation: 108.1.5.2 Dangerous Structure or Premises

The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

Violation: 304.1.1 (8) Exterior Structure Unsafe Conditions

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Violation: 107.4 Unauthorized Tampering

Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

Violation: 106.4 Violation Penalties

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.

Violation: 110.3 Failure to Comply

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 an 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.

Violation: 108.1.5.7 Dangerous Structure or Premises

The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

Violation: 304.1 Exterior Structure General

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.

Violation: 301.2 Responsibility

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 the 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.

Violation: 108.1 Unsafe Structures (General)

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.

Violation: 108.1.1 Unsafe Structures

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.

Violation: 108.4.1 Placard Removal

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.

Violation: 304.1.1 (7) Exterior Structure Unsafe Conditions

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation: 304.1.1 (2) Exterior Structure Unsafe Conditions

The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

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 71171-5337 or phone (318) 741-8578.

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

Sincerely,



Justin Robinson
Property Standards Inspector
Case Number: COND-000131-2025



Division of Property Standards
CITY OF BOSSIER CITY

Case Inspection Text

Case Number: COND-000131-2025

Case Type: Condemnation

Please repair or tear down the dilapidated structure at this address so that it meets Bossier City Property Standards. This structure is a blight on the entire neighborhood and is deemed "Unfit for Human Habitation". Occupancy is prohibited. Repair or replace the roof and all roofing components. Exterior and interior walls must be repaired and replaced. Repair all signs of structural damage in framing and foundation. Repair the cracked steps and porch. Repair and replace all damaged and rotten wood. Repair and replace the interior surfaces: i.e....ceilings, walls, flooring. Replace all damaged or missing windows and doors. If repairs are not made the property will be brought before Bossier City's administrative court where we will recommend the structure be torn down.

If you decide to tear down and remove the structure yourself, all concrete on the property must be removed out to the public sidewalk. The owner or contractor will level each lot to a grade so as not to retain water. All areas when completed must be at a grade that is level, free of all debris, and left in a state that is suitable for grass mowing.

Contact the Bossier City Permits and Inspections office to acquire any required permits before starting any work. Permit time will be limited to get work started.

Thank you

CERTIFIED MAIL™

SHREVEPORT LA 710



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

quadrant

FIRST CLASS MAIL
IMI
\$009.92
01/17/2025 ZIP 71111
043M31233039

US POSTAGE

9214 7969 0099 9790 1654 9087 73

UTF 1/30

James Ned
PO Box 5094
Compton, CA 90224

NIXIE 911 FE 1 0002/01/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 71171533737 *2252-00818-01-28

UTF
50224-5094

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

9214 7969 0099 9790 1654 9087 73

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add \$4.10 (appropriate))	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ \$0.00
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.690
Total Postage	\$9.04 fees

Postmark
Here

Sent To James Ned
PO Box 5094
Compton, CA 90224
Street, Apt. No., or PO Box No.
City, State, Zip+4 1/15/2025 2:47:40PM

PS Form 3800, January 2023 See Reverse for Instructions

Code: Case # 131-2025
Code2: 1725 Scott St.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

Respectfully Sourced Paper
131/25
12/25
Scott St



Jill M. Sessions
Bossier Parish Clerk of Court
Inst # 1343237
Recorded On: 1/17/2025 10:21 AM

Division of Property Standards
CITY OF BOSSIER CITY

January 15, 2025

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 8 OF A SUBDV. OF TRACT 43 OF SUBDV. OF LOT 15, DILLARD PLACE.

Municipally known as: 1725 Scott Street

Owner (s) of Record:
James Ned
P O Box 5094
Compton, CA.
90224

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: Roger Voet Date: 1-16-25
Roger Voet, Code Enforcement Supervisor

Devide Sharpe



Certified True and
Correct Copy
CertID: 2025011700023

Bossier Parish
Deputy Clerk Of Court

Generated Date:
1/17/2025 10:21 AM

Alteration and subsequent re-filing of this certified copy may violate La. R.S. 14:132, 133, and/or RPC Rule 3.3(e)(3).



OFFICE OF
PROPERTY STANDARDS

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

November 24, 2025

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 **January 29th, 2026** at **10:00 a.m.** in the **Bossier City Courtroom**, located at the **Municipal Complex**

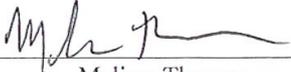
Municipal Address: **1725 Scott Street**

Having the following legal description:

LOT 8 OF A SUBDV. OF TRACT 43 OF SUBDV. OF LOT 15, DILLARD PLACE.

If you have any questions, please contact Melissa Thomas, Property Standards Office Clerk, at (318) 741-8578.

Sincerely,



Melissa Thomas
Property Standards Office Clerk

SUMMONS TO APPEAR

City of Bossier City
Administrative Court

November 24, 2025

TO: James Ned
P O Box 5094
Compton, CA
90224

You are summoned by the Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on:

Thursday, January 29th, 2026, at 10:00 a.m., in the Bossier City Courtroom, located at the Municipal Complex.

Concerning: Violations at 1725 Scott Street, Bossier City, LA., from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

106.3	106.4	106.5	107.4
107.6	108.1	108.1.1	108.1.3
108.1.5.2	108.1.5.3	108.1.5.7	108.2
108.4.1	108.5	110.1	110.3
301.2	304.1	304.1.1(2, 4, 5, 6, 7, 8, 10, 12)	
304.6	304.7	304.13	505.4

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.

Nov 25, 2025 at 11:07:17 AM

1725

CONDEMNATION NOTICE

THIS BUILDING IS UNFIT FOR HUMAN HABITATION; THE USE OR OCCUPATION OF THIS BUILDING FOR HUMAN HABITATION IS PROHIBITED AND UNLAWFUL.

NO UNAUTHORIZED PERSON SHALL DEFACE, DESTROY OR REMOVE THIS NOTICE UNDER PENALTY OF FINE FOR FURTHER INFORMATION, CONTACT HOUSING OR BUILDING INSPECTOR, CITY HALL, PHONE 741-8978, SECTION 309.4, 5, 6 SHC

BOSSIER CITY PROPERTY STANDARDS DEPARTMENT
BY: J. Galtier
DATE: 1/16/25

SUMMONS TO APPEAR

City of Bossier City
Administrative Court
November 21, 2022
TO: James Ned
P.O. Box 5194
Compton, CA
90224

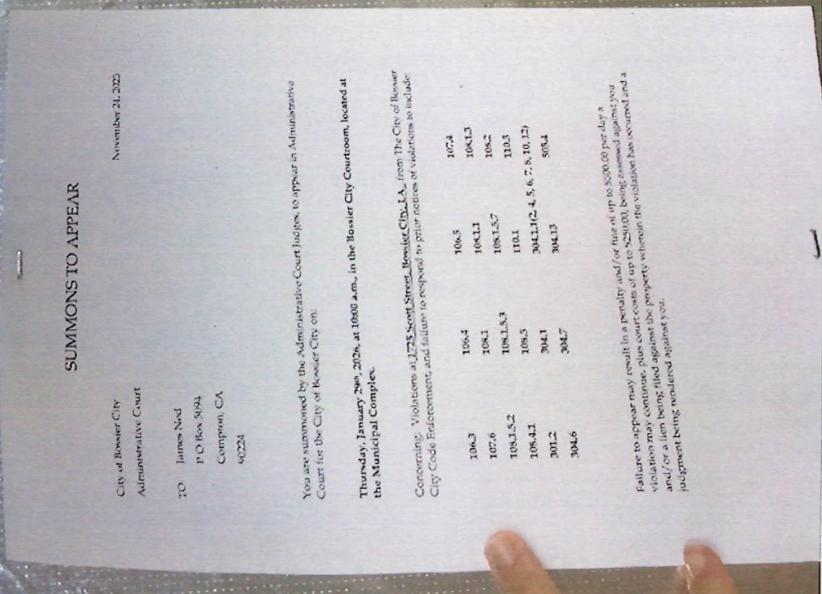
You are summoned by the Administrative Court Judges to appear in Administrative Court for the City of Bossier City on:

Thursday, January 29th, 2026, at 10:00 a.m., in the Bossier City Courtroom, located at the Municipal Complex.

Concerning: Violations at 1725 Scott Street, Bossier, Louisiana, from The City of Bossier City Code Enforcement and failure to respond to prior notices of violations to include:

- 106.3
- 107.6
- 108.1
- 108.1.5.2
- 108.4.1
- 301.2
- 304.6
- 106.5
- 108.1.1
- 108.1.5.7
- 110.1
- 304.1(1)-2, 4, 5, 6, 7, 8, 10, 12)
- 304.1.3
- 510.4
- 107.4
- 108.1.3
- 108.2
- 110.3
- 510.4

Failure to appear may result in a penalty and/or fine of up to \$200.00 per day in addition to the amount of any unpaid fines. The City of Bossier reserves the right to take any action it deems appropriate to enforce the law and/or a lien being filed against the property when the violation has occurred, and a judgment being rendered against you.



Jan 16, 2025 at 8:49:53 AM



Jan 15, 2025 at 9:15:28 AM



Jan 15, 2025 at 9:15:49 AM



Jan 15, 2025 at 9:13:52 AM



Jan 15, 2025 at 9:14:09 AM



Jan 15, 2025 at 9:14:11 AM



Jan 15, 2025 at 9:14:22 AM





City of Bossier City
ITEM FACT SHEET
Administrative Council

Meeting Date: Administrative Council - Jan 29 2026
Department: Property Standards
Prepared by: Melissa Thomas, Property Standards
Sponsor: Andy Bajnauth, City Engineer
Submitted: December 16, 2025

NOTED: **RECOMMENDED BY:**

TITLE:

Hearing to review the recommendation of removal of a dilapidated structure located at 208 Waller Avenue, Bossier City

EXPLANATION OF PROPOSAL:

Due to structure being below minimum standards housing codes and failure by the owner(s) to comply with any and all written request to bring the structure into compliance with the city code by obtaining proper permits, we strongly recommend the structure be demolished.

COST/BUDGET DATA:

In the event that the demolition and removal is performed by City of Bossier City, all such costs shall be applied to the property in the form of a lien, in accordance with LA R. S. 33: 4767 and assessed to the property tax in accordance with Ordinance 19 of 1991.

COUNCIL DATE REQUESTED:

Administrative Council - Jan 29 2026

ATTACHMENTS:

- [02 - 208 Waller Avenue - Notice Letter & Receipt of Notice](#)
- [03 - 208 Waller Avenue - Notice of Condemnation](#)
- [04 - 208 Waller Avenue - Building Repair Estimate](#)
- [05 - 208 Waller Avenue - Letter of Attorney Appointed](#)
- [06 - 208 Waller Avenue - Summons to Appear](#)
- [07 - 208 Waller Avenue - Photos](#)

Reviewed By:

Richard Ray, ACA
Emily Pitts, Administrative Assistant
Phyllis McGraw, City Clerk

Approved - Dec 16 2025
Approved - Dec 16 2025
Approved - Dec 31 2025



OFFICE OF
PROPERTY STANDARDS

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

September 25, 2025

AIRBUD 25
707 Benton Rd
Bossier City, LA 71111

PROPERTY MUNICIPAL ADDRESS: 208 Waller AVE, Bossier City, LA
RE: LOT 43, WALLER 3RD FILING.

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: 304.5 Foundation Walls

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.

Violation: 111.1.3 Structure Unfit for Human Occupancy

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 insanitary, 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.

Violation: 111.7.1 Placard Removal

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.

Violation: 109.5 Abatement of Violation

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.

Violation: 109.3 Prosecution of Violation

Any person failing to comply with a notice of violation or order served in accordance with section 111.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of 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 this 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.

Violation: 304.18.2 Building Security: Windows

Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

Violation: 305.1 Interior Structure: General

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.

Violation: 304.4 Structural Members

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

Violation: 305.2 Interior Structural Members

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Violation: 304.1.1 (10) Exterior Structure Unsafe Conditions

Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Violation: 113.1 Demolition (General)

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 repair 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 remove 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.

Violation: 304.13.2 Window, Skylight, & Door Frames-Openable

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Violation: 304.15 Doors

All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

Violation: 301.3 Vacant Structures and Land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Violation: 111.2 Closing of Vacant Structures

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 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.

Violation: 305.1.1 (1) Interior Structure: Unsafe Conditions

The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

Violation: 111.2.1 Authority to Disconnect Service Utilities

The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

Violation: 111.7 Placarding

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 on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

Violation: 111.1.1 Unsafe Structures

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.

Violation: 109.1 Unlawful Acts

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.

Violation: 111.5 Unauthorized Tampering

Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

Violation: 304.6 Exterior Walls

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.

Violation: 304.13 Window, Skylight, and Door Frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Violation: 113.3 Failure to Comply

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 an 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.

Violation: 301.2 Responsibility

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 the 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.

Violation: 111.8 Prohibited Occupancy

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.

Violation: 111.1.5.10 Dangerous Structure or Premises

Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

Violation: 304.1 Exterior Structure General

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.

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 71171-5337 or phone (318) 741-8578.

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

Sincerely,



Philip Coleman
Inspector, Code Enforcement
Case Number: COND-001785-2025



Division of Property Standards
CITY OF BOSSIER CITY

Case Inspection Text

Case Number: COND-001785-2025

Case Type: Condemnation

Please repair or tear down the dilapidated structure at this address so that it meets Bossier City Property Standards. The building is a blight on the entire neighborhood and is a harborage for rats and rodents. This structure is deemed "Unfit for Human Habitation" and occupancy is prohibited. Repair or replace the roof and all roofing components. Exterior and interior walls need repair and replacement. Repair all signs of structural damage in framing. Repair and replace all damaged, and rotten wood. Repair and replace the interior surfaces: i.e....ceilings, walls, flooring. Repair or replace all windows and doors. If repairs are not made the property will be brought before Bossier City's administrative court to be condemned.

If you decide to tear down and remove the structure, all concrete on the property must be removed out to the public sidewalk. The owner or contractor will level each lot to a grade so as not to retain water. All areas when completed must be at a grade that is level, free of all debris, and left in a state that is suitable for grass mowing.

Contact the Bossier City Permits and Inspections office to get any required permits before starting any work. Permit time will be limited to get work started.

Thank you

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1657 8283 44

Certified Mail Fee	\$5.30	Postmark Here
Extra Services & Fees (check box, add appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	Code: Case # 1785-2025 Code2: 208 Waller Ave.
Postage	\$0.740	
Total Postage and Fees	\$10.440	

Sent To AIRBUD 25
707 Benton Rd.
Bossier City, LA 71111

Street, Apt. No., or PO Box No.
City, State, Zip+4

9/26/2025 11:00:50AM

PS Form 3800, January 2023 See Reverse for Instructions

UNITED STATES POSTAL SERVICE

SHREVEPORT LA 710

Code: Case # 1785-2025
Code2: 208 Waller Ave.

SEP 2025 AM 11

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box •

Melissa Thomas
City of Bossier City
Property Standards Clerk
620 Benton Road
Bossier, LA 71111



9290 9969 0099 9757 8283 51

SENDER: COMPLETE THIS SECTION

- 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:

AIRBUD 25
707 Benton Rd.
Bossier City, LA 71111

9/26/2025 11:00:50AM

2. Article Number (Transfer from service label)

9214 7969 0099 9790 1657 8283 44

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent
 Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

Jill M. Sessions
Bossier Parish Clerk of Court
Inst # 1357749
Recorded On: 10/7/2025 1:42 PM



Division of Property Standards
CITY OF BOSSIER CITY

September 26, 2025

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 43, WALLER 3RD FILING.

Municipally known as: 208 Waller Avenue

Owner (s) of Record:
AIRBUD 25
707 Benton Road
Bossier City, LA
71111

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: *Justin Robinson* Date: 9/30/25
Justin Robinson, Code Enforcement Supervisor



Certified True and
Correct Copy
CertID: 2025100700061

Sharnell Robinson

Bossier Parish
Deputy Clerk Of Court

Generated Date:
10/7/2025 1:43 PM



OFFICE OF
PROPERTY STANDARDS

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

November 24, 2025

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 January 29th, 2026 at 10:00 a.m.** in the **Bossier City Courtroom, located at the Municipal Complex**

Municipal Address: **208 Waller Avenue**

Having the following legal description:

LOT 43, WALLER 3RD FILING.

If you have any questions, please contact Melissa Thomas, Property Standards Office Clerk, at (318) 741-8578.

Sincerely,

Melissa Thomas
Property Standards Office Clerk

SUMMONS TO APPEAR

City of Bossier City
Administrative Court

November 24, 2025

TO: AIRBUD 25
707 Benton Road
Bossier City, LA
71111

You are summoned by the Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on:

Thursday, January 29th, 2026, at 10:00 a.m., in the Bossier City Courtroom, located at the Municipal Complex.

Concerning: Violations at 208 Waller Avenue, Bossier City, LA, from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

106.1	106.3	106.5	107.4
108.1.1	108.1.3	108.1.5.10	108.2
108.2.1	108.4	108.4.1	108.5
110.1	110.3	301.2	301.3
304.1	304.1.1 (10)	304.4	304.5
304.6	304.13	304.13.2	304.15
304.18.2	305.1	305.1.1 (1)	305.2

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.

SUMMONS TO APPEAR

November 24, 2025

City of Bossier City
Administrative Court

TO: ABERCROMBIE
307 Bossier Road
Bossier City, LA
70710

You are summoned to the Administrative Court Judge to appear in Administrative Court for the City of Bossier City on:

Thursday, January 29, 2026, at 10:00 AM, in the Bossier City Courthouse, located at the Mississippi & Complex.

Concerning: Violation of 208 Bossier Avenue, Bossier City, LA, from The City of Bossier City Code Enforcement and failure to respond to prior notices of violations to include:

308.1	308.3	308.5	309.4
308.11	308.12	308.12.10	308.2
308.11	308.1	308.11	308.5
308.1	308.1	308.2	308.2
308.1	308.11.10	308.5	308.2
308.1	308.11	308.11.2	308.11
308.11.2	308.1	308.11.10	308.2

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 \$200.00 being assessed against you until a fine being filed against the property. Should this violation be corrected and a judgment being rendered against you.

**CONDEMNATION
NOTICE**

**THIS BUILDING IS UNFIT
FOR HUMAN HABITATION;
THE USE OR OCCUPATION
OF THIS BUILDING FOR
HUMAN HABITATION IS
PROHIBITED AND UNLAWFUL.**

NO UNAUTHORIZED PERSON SHALL DEFACE, DESTROY OR REMOVE THIS NOTICE UNDER PENALTY OF FINE. FOR FURTHER INFORMATION, CONTACT HOUSING OR BUILDING INSPECTOR, CITY HALL PHONE 741-8578, SECTION 309.4, 5, 6 SHC.

BOSSIER CITY PROPERTY STANDARDS DEPARTMENT

By: P. Colquhoun

DATE: 9-25-25

Nov 25 2025 12:42:25 PM

Sep 26, 2025 9:19:53 AM

September 25, 2025

BOSSIER CITY, LA

BOSSIER CITY PROPERTY STANDARDS DEPARTMENT

CONDEMNATION NOTICE

TO: [Illegible]

FROM: BOSSIER CITY PROPERTY STANDARDS DEPARTMENT

RE: [Illegible]

Dear [Illegible],

On September 25, 2025, a representative of the Bossier City Property Standards Department conducted a visual inspection of the property located at [Illegible]. The property is located at [Illegible].

The inspection revealed the following conditions:

- 1. The exterior walls of the building are in poor condition and show signs of significant deterioration.
- 2. The roof of the building is in poor condition and shows signs of significant deterioration.
- 3. The foundation of the building is in poor condition and shows signs of significant deterioration.
- 4. The interior of the building is in poor condition and shows signs of significant deterioration.

Based on the above conditions, the property is deemed to be in a state of disrepair and is not fit for human habitation. The property is hereby condemned and the use or occupation of the property is prohibited and unlawful.

You are hereby notified that you must take immediate action to correct the above conditions. Failure to do so within a reasonable period of time may result in the property being sold at public auction to satisfy the debt.

If you have any questions regarding this notice, please contact the Bossier City Property Standards Department at [Illegible].

Sincerely,
 [Illegible Signature]

CONDEMNATION NOTICE

THIS BUILDING IS UNFIT FOR HUMAN HABITATION; THE USE OR OCCUPATION OF THIS BUILDING FOR HUMAN HABITATION IS PROHIBITED AND UNLAWFUL.

NO UNAUTHORIZED PERSON SHALL DEFACE, DESTROY OR REMOVE THIS NOTICE UNDER PENALTY OF FINE. FOR FURTHER INFORMATION, CONTACT HOUSING OR BUILDING INSPECTOR, CITY HALL PHONE 741-8578, SECTION 309 4, 5, 6 SHC.

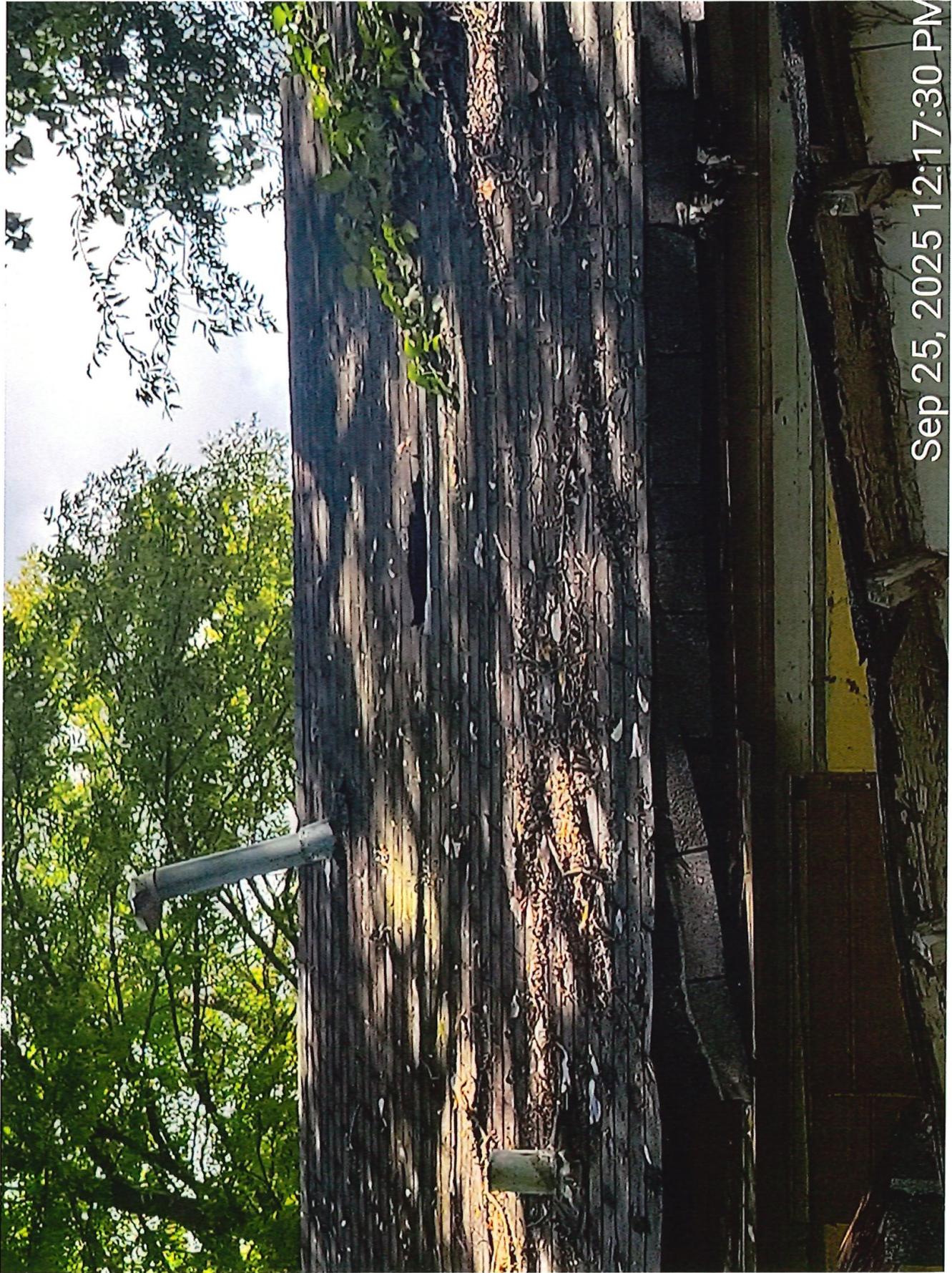
BOSSIER CITY PROPERTY STANDARDS DEPARTMENT

BY: P. Colgan

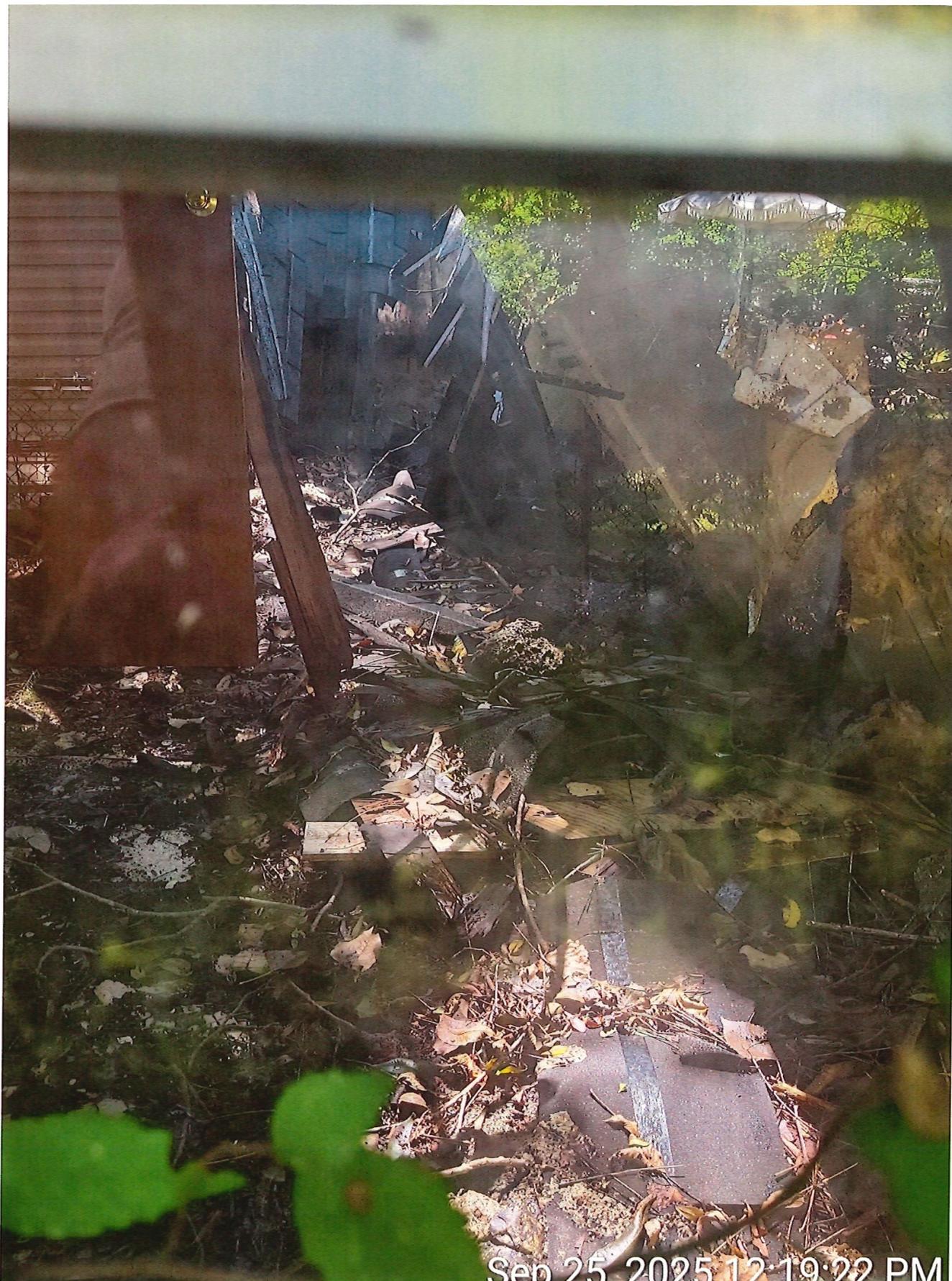
DATE: 9.25.25







Sep 25, 2025 12:17:30 PM





Sep 25 2025 12:17:47 PM



Sep 25, 2025 12:17:16 PM





City of Bossier City
ITEM FACT SHEET
Administrative Council

Meeting Date: Administrative Council - Jan 29 2026
Department: Property Standards
Prepared by: Melissa Thomas, Property Standards
Sponsor: Andy Bajnauth, City Engineer
Submitted: December 16, 2025

NOTED: **RECOMMENDED BY:**

TITLE:

Hearing to review the recommendation of removal of a dilapidated structure located at 500 Hall Street, Bossier City

EXPLANATION OF PROPOSAL:

Due to structure being below minimum standards housing codes and failure by the owner(s) to comply with any and all written request to bring the structure into compliance with the city code by obtaining proper permits, we strongly recommend the structure be demolished.

COST/BUDGET DATA:

In the event that the demolition and removal is performed by City of Bossier City, all such costs shall be applied to the property in the form of a lien, in accordance with LA R. S. 33: 4767 and assessed to the property tax in accordance with Ordinance 19 of 1991

COUNCIL DATE REQUESTED:

Administrative Council - Jan 29 2026

ATTACHMENTS:

- [02 - 500 Hall Street - Notice Letter & Receipt of Notice](#)
- [03 - 500 Hall Street - Notice of Condemnation](#)
- [04 - 500 Hall Street - Building Repair Estimate](#)
- [05 - 500 Hall Street - Letter of Attorney Appointed](#)
- [06 - 500 Hall Street - Summons to Appear](#)
- [07 - 500 Hall Street - Photos](#)

Reviewed By:

Richard Ray, ACA
Emily Pitts, Administrative Assistant
Phyllis McGraw, City Clerk

Approved - Dec 16 2025
Approved - Dec 16 2025
Approved - Dec 31 2025



OFFICE OF
PROPERTY STANDARDS

P. O. BOX 3337
BOSSIER CITY, LOUISIANA 71171-3337

September 29, 2025

CLAUDE LEWIS DOTY
3838 WHITE SANDS DR
BATON ROUGE, LA 70814

PROPERTY MUNICIPAL ADDRESS: 500 Hall ST, Bossier City, LA
RE: LOT 4, HALL PARK.

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: 111.1.1 Unsafe Structures (General)

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.

Violation: 111.1.3 Structure Unfit for Human Occupancy

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 insanitary, 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.

Violation: 109.5 Abatement of Violation

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.

Violation: 304.1.1 (5) Exterior Structure Unsafe Conditions

Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

Violation: 304.1.1 (1) Exterior Structure Unsafe Conditions

The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

Violation: 109.3 Prosecution of Violation

Any person failing to comply with a notice of violation or order served in accordance with section 111.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of 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 this 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.

Violation: 113.1 Demolition (General)

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 repair 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 remove 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.

Violation: 109.4 Violation Penalties

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.

Violation: 304.7 Roofs and Drainage

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 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.

Violation: 304.1.1 (8) Exterior Structure Unsafe Conditions

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Violation: 304.9 Overhang Extensions

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Violation: 111.6 Transfer of Ownership

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Violation: 111.1.1 Unsafe Structures

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.

Violation: 109.1 Unlawful Acts

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.

Violation: 111.5 Unauthorized Tampering

Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

Violation: 304.6 Exterior Walls

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.

Violation: 304.13 Window, Skylight, and Door Frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Violation: 304.1.1 (9) Exterior Structure Unsafe Conditions

Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

Violation: 113.3 Failure to Comply

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 an 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.

Violation: 301.2 Responsibility

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 the 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.

Violation: 304.1 Exterior Structure General

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.

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 71171-5337 or phone (318) 741-8578.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kraig Chapman", with a long horizontal flourish extending to the right.

Kraig Chapman
Inspector, Code Enforcement
Case Number: COND-001791-2025



Division of Property Standards
CITY OF BOSSIER CITY

Case Inspection Text

Case Number: COND-001791-2025

Case Type: Condemnation

Please repair or tear down the dilapidated structure at this address so that it meets Bossier City Property Standards. This structure is a blight on the entire community and is deemed "Unfit for Human Habitation". Occupancy is prohibited. Repair or replace the roof and all roofing components. Exterior and interior walls must be repaired and replaced. Repair all signs of structural damage in framing and foundation. Repair and replace all termite damaged and rotten wood. Repair and replace the interior surfaces: i.e....ceilings, walls, flooring. Replace all damaged or missing windows and doors. If repairs are not made the property will be brought before Bossier City's administrative court where we will recommend the structure be torn down. If you choose to tear down the house, then the owner or contractor will level each lot to a grade so as not to retain water. All areas when completed must be at a grade that is level, free of all debris and left in a state that is then suitable for grass mowing.

Contact the Bossier City Permits and Inspections office to acquire any required permits before starting any work. Permit time will be limited to get work started.

Thank you

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com
 9214 7969 0099 9790 1657 8598 81

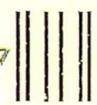
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add \$4.40 appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.740
Total Postage	\$10.440

Postmark
Here

Sent To Claude Lewis Doty
 3838 White Sands Dr.
 Baton Rouge, LA 70814
 Street, Apt. No., or PO Box No.
 City, State, Zip+4 9/30/2025 11:41:03AM
 PS Form 3800, January 2023 See Reverse for Instructions

Code: Case # 1791-2025
 Code2: 500 Hall St

UNITED STATES POSTAL SERVICE
BATON ROUGE LA 707
 Code: Case # 1791-2025
 Code2: 500 Hall St.



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

Sender: Please print your name, address, and ZIP+4® in this box

Melissa Thomas
 City of Bossier City
 Property Standards Clerk
 620 Benton Road
 Bossier, LA 71111



9290 9969 0099 9757 8598 98

SENDER: COMPLETE THIS SECTION

- 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:
 Claude Lewis Doty
 3838 White Sands Dr.
 Baton Rouge, LA 70814
 9/30/2025 11:41:03AM

2. Article Number (Transfer from service label)
 9214 7969 0099 9790 1657 8598 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Claude Lewis Doty Agent
 Addressee

B. Received by (Printed Name)
Claude Lewis Doty
 C. Date of Delivery
 10/6/25

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

3. Service Type
- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |

Jill M. Sessions
Bossier Parish Clerk of Court
Inst # 1357747
Recorded On: 10/7/2025 1:42 PM



Division of Property Standards
CITY OF BOSSIER CITY

September 30, 2025

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 4, HALL PARK.

Municipally known as: 500 Hall Street

Owner (s) of Record:
Claude Lewis Doty
3838 White Sands Dr.
Baton Rouge, LA
70814

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: [Signature] Date: 9/30/25
Justin Robinson, Code Enforcement Supervisor



Certified True and
Correct Copy
CertID: 2025100700059

[Signature]

Bossier Parish
Deputy Clerk Of Court

Generated Date:
10/7/2025 1:43 PM



OFFICE OF
PROPERTY STANDARDS

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

November 24, 2025

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 January 29th, 2026 at 10:00 a.m.** in the **Bossier City Courtroom, located at the Municipal Complex**

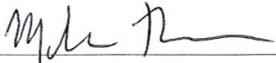
Municipal Address: **500 Hall Street**

Having the following legal description:

LOT 4, HALL PARK.

If you have any questions, please contact Melissa Thomas, Property Standards Office Clerk, at (318) 741-8578.

Sincerely,



Melissa Thomas
Property Standards Office Clerk

SUMMONS TO APPEAR

City of Bossier City
Administrative Court

November 24, 2025

TO: Claude Lewis Doty
3838 White Sands Drive
Baton Rouge, LA
70814

You are summoned by the Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on:

Thursday, January 29th, 2026, at 10:00 a.m., in the Bossier City Courtroom, located at the Municipal Complex.

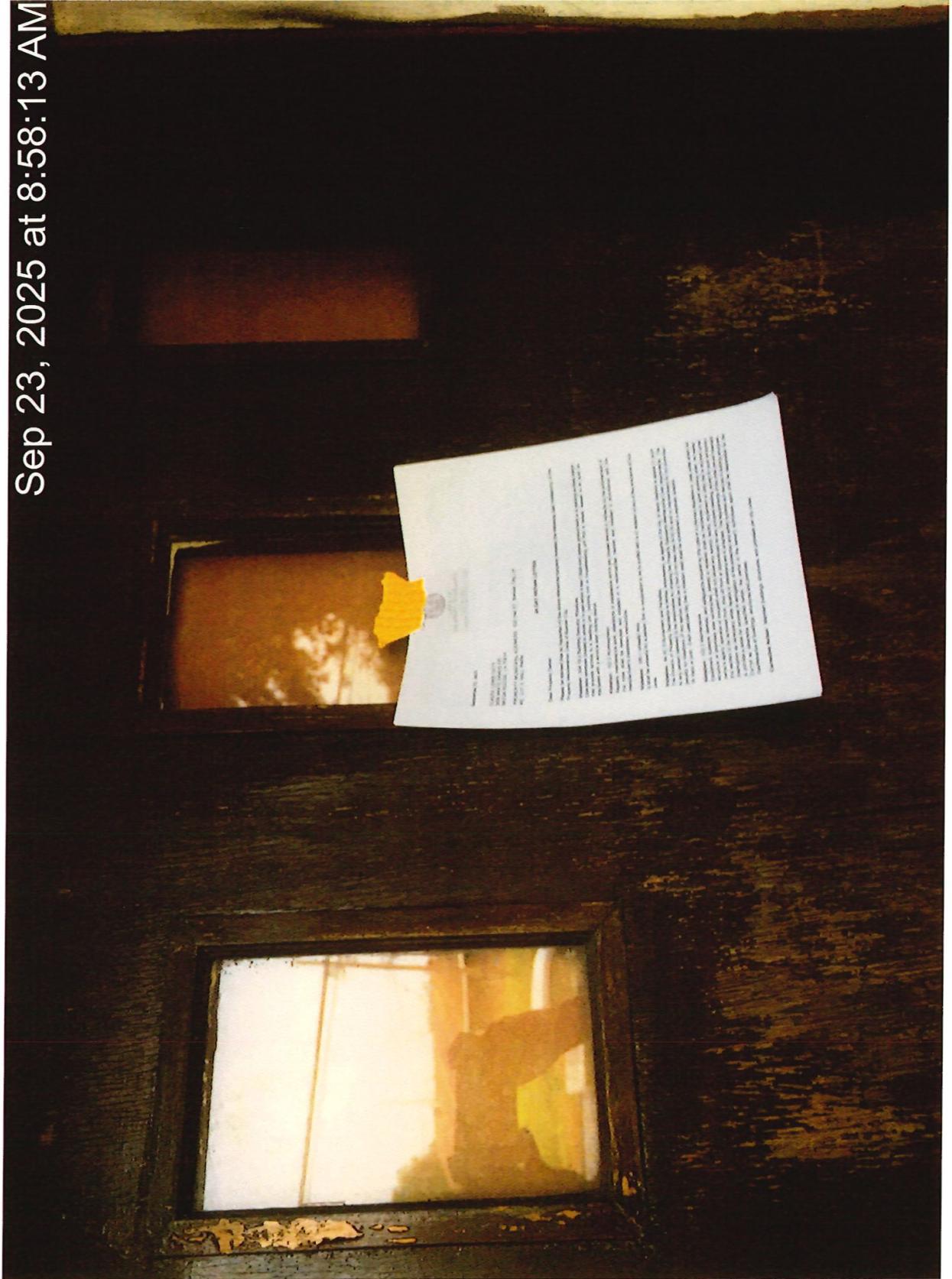
Concerning: Violations at 500 Hall Street, Bossier City, LA., from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

106.1	106.3	106.4	106.5
107.4	107.6	108.1	
108.1.1	108.1.3	110.1	
110.3	301.2		
304.1	304.1.1 (1, 5, 8, 9)	304.6	304.7
304.9	304.13		

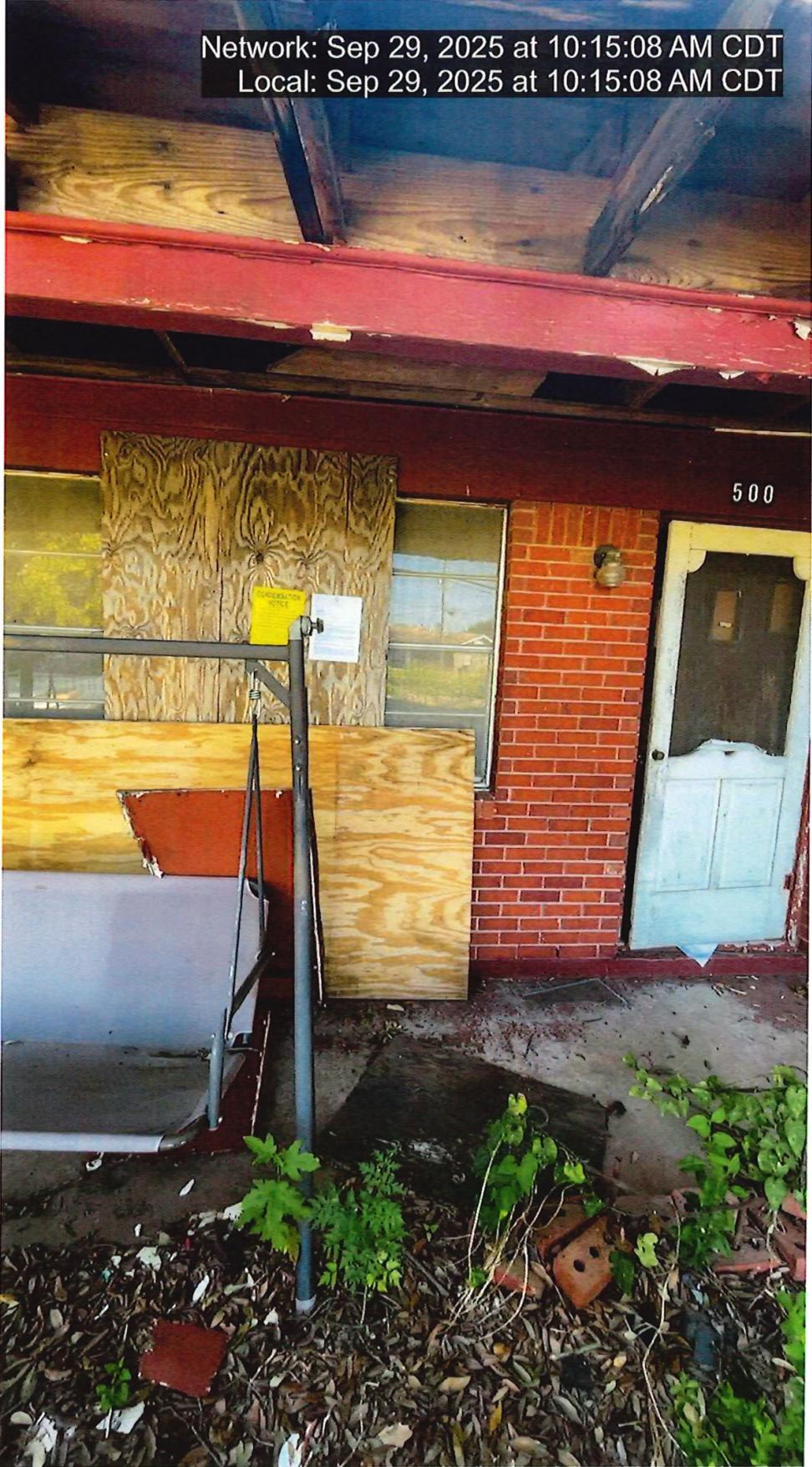
Failure to appear may result in a penalty and/or fine of up to \$500.00 per day a violation may continue, plus court costs of up to \$250.00, being assessed against you and/or a lien being filed against the property wherein the violation has occurred and a judgment being rendered against you.



Sep 23, 2025 at 8:58:13 AM



Network: Sep 29, 2025 at 10:15:08 AM CDT
Local: Sep 29, 2025 at 10:15:08 AM CDT



Network:Aug 21, 2025 at 9:27:17 AM CDT
Local:Aug 21, 2025 at 9:27:17 AM CDT



Network: Aug 21, 2025 at 9:26:55 AM CDT
Local: Aug 21, 2025 at 9:26:55 AM CDT



Network:Aug 21, 2025 at 9:26:31 AM CDT
Local:Aug 21, 2025 at 9:26:31 AM CDT



Network:Aug 21, 2025 at 9:25:49 AM CDT
Local:Aug 21, 2025 at 9:25:49 AM CDT



Network:Aug 21, 2025 at 9:25:47 AM CDT
Local:Aug 21, 2025 at 9:25:47 AM CDT



Network: Aug 21, 2025 at 9:25:26 AM CDT
Local: Aug 21, 2025 at 9:25:26 AM CDT



Network:Aug 21, 2025 at 9:25:14 AM CDT
Local:Aug 21, 2025 at 9:25:14 AM CDT



Network:Aug 21, 2025 at 9:24:43 AM CDT
Local:Aug 21, 2025 at 9:24:43 AM CDT



Network:Aug 21, 2025 at 9:24:39 AM CDT
Local:Aug 21, 2025 at 9:24:39 AM CDT





City of Bossier City
ITEM FACT SHEET
Administrative Council

Meeting Date: Administrative Council - Jan 29 2026
Department: Property Standards
Prepared by: Melissa Thomas, Property Standards
Sponsor: Andy Bajnauth, City Engineer
Submitted: December 16, 2025

NOTED: **RECOMMENDED BY:**

TITLE:

Hearing to review the recommendation of removal of a dilapidated structure located at 709 McDade Street, Bossier City

EXPLANATION OF PROPOSAL:

Due to structure being below minimum standards housing codes and failure by the owner(s) to comply with any and all written request to bring the structure into compliance with the city code by obtaining proper permits, we strongly recommend the structure be demolished.

COST/BUDGET DATA:

In the event that the demolition and removal is performed by City of Bossier City, all such costs shall be applied to the property in the form of a lien, in accordance with LA R. S. 33: 4767 and assessed to the property tax in accordance with Ordinance 19 of 1991.

COUNCIL DATE REQUESTED:

Administrative Council - Jan 29 2026

ATTACHMENTS:

- [02 - 709 McDade Street - Notice Letter & Receipt of Notice](#)
- [03 - 709 McDade Street - Notice of Condemnation](#)
- [04 - 709 McDade Street - Building Repair Estimate](#)
- [05 - 709 McDade Street - Letter of Attorney Appointed](#)
- [06 - 709 McDade Street - Summons to Appear](#)
- [07 - 709 McDade Street - Photos](#)

Reviewed By:

Richard Ray, ACA
Emily Pitts, Administrative Assistant
Phyllis McGraw, City Clerk

Approved - Dec 16 2025
Approved - Dec 16 2025
Approved - Dec 31 2025



OFFICE OF
PROPERTY STANDARDS

P. O. BOX 8337
BOSSIER CITY, LOUISIANA 71171-5337

September 25, 2025

CHARLES D ADAMS
261 Ballard Rd
Vilonia, AR 72173

PROPERTY MUNICIPAL ADDRESS: 709 McDade ST, Bossier City, LA
RE: LOT 6, LOT 21, LESS NWLY 125 FT., BLK. 22, AIRPORT ANNEX.

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: 111.1.1 Unsafe Structures (General)

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.

Violation: 304.10 Stairways, Decks, Porches, and Balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Violation: 111.1.5.3 Dangerous Structure or Premises

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 it is likely to partially or completely collapse, or to become detached or dislodged.

Violation: 111.1.3 Structure Unfit for Human Occupancy

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 insanitary, 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.

Violation: 111.7.1 Placard Removal

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.

Violation: 109.5 Abatement of Violation

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.

Violation: 305.1.1 (3) Interior Structure: Unsafe Conditions

Structures or components thereof that have reached their limit state.

Violation: 304.1.1 (5) Exterior Structure Unsafe Conditions

Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.

Violation: 304.1.1 (1) Exterior Structure Unsafe Conditions

The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

Violation: 109.3 Prosecution of Violation

Any person failing to comply with a notice of violation or order served in accordance with section 111.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of 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 this 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.

Violation: 304.1.1 (7) Exterior Structure Unsafe Conditions

Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation: 305.1 Interior Structure: General

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.

Violation: 304.4 Structural Members

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

Violation: 111.1.5.7 Dangerous Structure or Premises

The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or unlawful act.

Violation: 113.1 Demolition (General)

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 repair 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 remove 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.

Violation: 109.4 Violation Penalties

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.

Violation: 304.1.1 (4) Exterior Structure Unsafe Conditions

Siding and masonry joint including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

Violation: 305.1.1 (5) Interior Structure: Unsafe Conditions

Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Violation: 304.7 Roofs and Drainage

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 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.

Violation: 304.1.1 (2) Exterior Structure Unsafe Conditions

The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

Violation: 304.1.1 (8) Exterior Structure Unsafe Conditions

Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Violation: 304.1.1 (3) Exterior Structure Unsafe Conditions

Structures or components thereof that have reached their limit state.

Violation: 601.2 Responsibility: Mechanical and Electrical

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.

Violation: 304.1.1 (6) Exterior Structure Unsafe Conditions

Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation: 111.6 Transfer of Ownership

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Violation: 111.1.5.2 Dangerous Structure or Premises

The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

Violation: 111.1.5.4 Dangerous Structure or Premises

Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

Violation: 111.1.1 Unsafe Structures

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.

Violation: 111.5 Unauthorized Tampering

Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

Violation: 501.2 Responsibility: Plumbing

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

Violation: 302.7 Accessory Structures

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation: 111.1.5.9 Dangerous Structure or Premises

A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

Violation: 304.1.1 (9) Exterior Structure Unsafe Conditions

Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

Violation: 113.3 Failure to Comply

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 an 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.

Violation: 301.2 Responsibility

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 the 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.

Violation: 111.8 Prohibited Occupancy

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.

Violation: 304.1 Exterior Structure General

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.

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 71171-5337 or phone (318) 741-8578.

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

Sincerely,



Chris Ferguson
Inspector, Code Enforcement
Case Number: COND-001786-2025

City of Bossier City
Case Inspection Text

Case Number: Cond-001786-2025

Case Type: Condemnation

Please repair or tear down and remove the dilapidated home and garage on the property at this address. The floors and ceilings are rotten, there are holes in the exterior facias and soffits, rotting framing, and holes in the siding that admit rain, broken windows and doors leaving it unsecured.

It is an attractive nuisance for minors and the homeless, and is a detriment to the property values in the areas.

If you choose to repair the building, ALL permits that are required must be pulled before any work begins.

If you choose to remove the structures, ALL structures on the property must be removed as well as ALL concrete on the property including the slab for the garage, piers, walkways, and driveways.

Thank you.

U.S. POSTAL SERVICE
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 1657 8283 13

Certified Mail Fee \$ 5.30	Postmark Here
Extra Services & Fees (check box, add \$4.40 appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$0.740	
Total Postage and Fees \$10.440	

Sent To Charles D. Adams
 261 Ballard Rd.
 Vilonia, AR 72173

Street, Apt. No., or PO Box No.
 City, State, Zip+4

9/26/2025 11:00:19AM

PS Form 3800, January 2023 See Reverse for Instructions

Code: Case # 1786-2025
 Code2: 709 McDade ST.

UNITED STATES POSTAL SERVICE

Code: Case # 1786-2025
 Code2: 709 McDade ST.



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box •

Melissa Thomas
 City of Bossier City
 Property Standards Clerk
 620 Benton Road
 Bossier, LA 71111



10/04

SENDER'S RETURN ADDRESS (VERY)

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:
 Charles D. Adams
 261 Ballard Rd.
 Vilonia, AR 72173

9/26/2025 11:00:19AM

9230 9969 0099 9757 8283 20

2. Article Number (Transfer from service label)
 9214 7969 0099 9790 1657 8283 13

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

B. Received by (Printed Name) *Melinda Hayes*
 C. Date of Delivery *10-2-25*

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Jill M. Sessions
Bossier Parish Clerk of Court
Inst # 1357746
Recorded On: 10/7/2025 1:42 PM



Division of Property Standards
CITY OF BOSSIER CITY

September 26, 2025

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 6, LOT 21, LESS NWLY 125 FT., BLK. 22, AIRPORT ANNEX.

Municipally known as: 709 McDade Street

Owner (s) of Record:
Charles D. Adams
261 Ballard Road
Vilonia, AR
72173

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: [Signature] Date: 9/30/25
Justin Robinson, Code Enforcement Supervisor



Certified True and
Correct Copy
CertID: 2025100700058

[Signature]

Bossier Parish
Deputy Clerk Of Court

Generated Date:
10/7/2025 1:43 PM



OFFICE OF
PROPERTY STANDARDS

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

November 24, 2025

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 **January 29th, 2026 at 10:00 a.m.** in the **Bossier City Courtroom, located at the Municipal Complex**

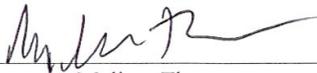
Municipal Address: **709 McDade Street**

Having the following legal description:

LOT 6, LOT 21, LESS NWLY 125 FT., BLK. 22, AIRPORT ANNEX.

If you have any questions, please contact Melissa Thomas, Property Standards Office Clerk, at (318) 741-8578.

Sincerely,



Melissa Thomas
Property Standards Office Clerk

SUMMONS TO APPEAR

City of Bossier City
Administrative Court

November 24, 2025

TO: Charles D. Adams
261 Ballard Road
Vilonia, AR
72173

You are summoned by the Administrative Court Judges, to appear in Administrative Court for the City of Bossier City on:

Thursday, January 29th, 2026, at 10:00 a.m., in the Bossier City Courtroom, located at the Municipal Complex.

Concerning: Violations at 709 McDade Street, Bossier City, LA., from The City of Bossier City Code Enforcement, and failure to respond to prior notices of violations to include:

106.3	106.4	106.5	107.4
107.6	108.1	108.1.1	108.1.3
108.1.5.2	108.1.5.3	108.1.5.4	108.1.5.7
108.1.5.9	108.4.1	108.5	110.1
110.3	301.2	302.7	304.1
304.1.1 (1, 2, 3, 4, 5, 6, 7, 8, 9)	304.4	304.4	304.7
304.10	305.1	305.1.1 (3, 5)	501.2
601.2			

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.

Nov 25, 2025 at 11:44:00 AM

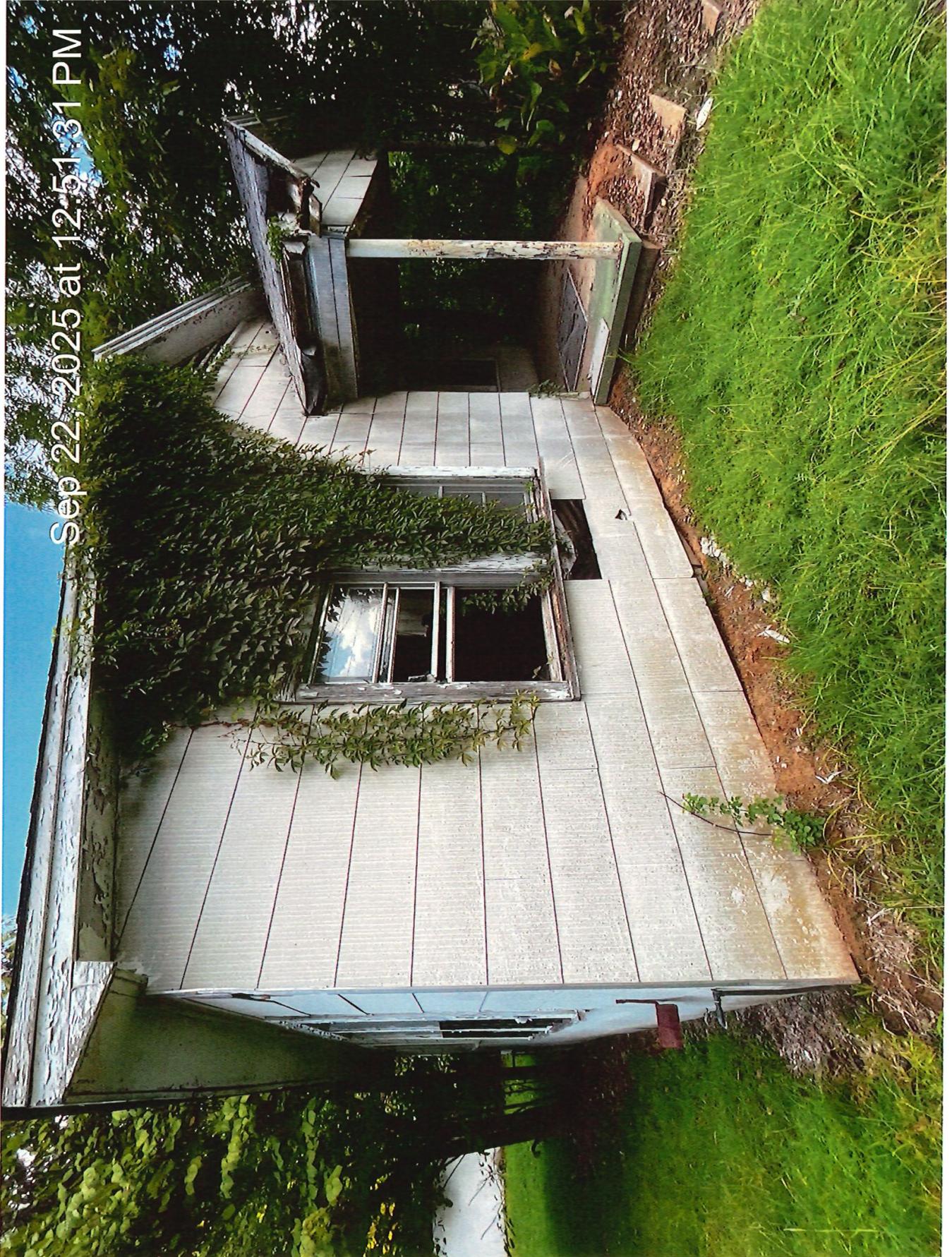


Sep 29, 2025 at 9:10:27 AM



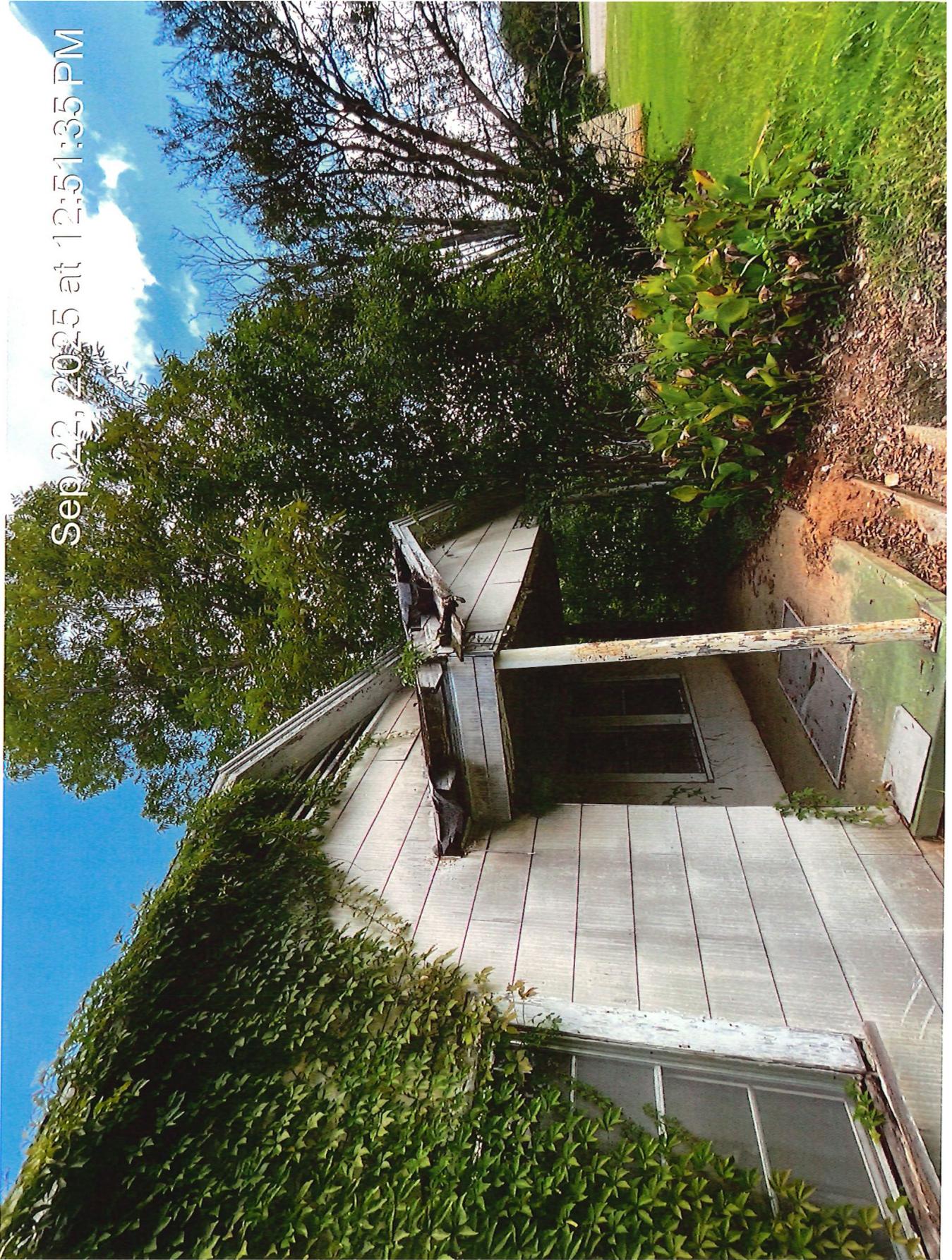


Sep 22, 2025 at 12:49:59 PM



Sep 22, 2025 at 12:51:31 PM

Sep 22, 2025 at 12:51:35 PM



Sep 22, 2025 at 12:50:07 PM

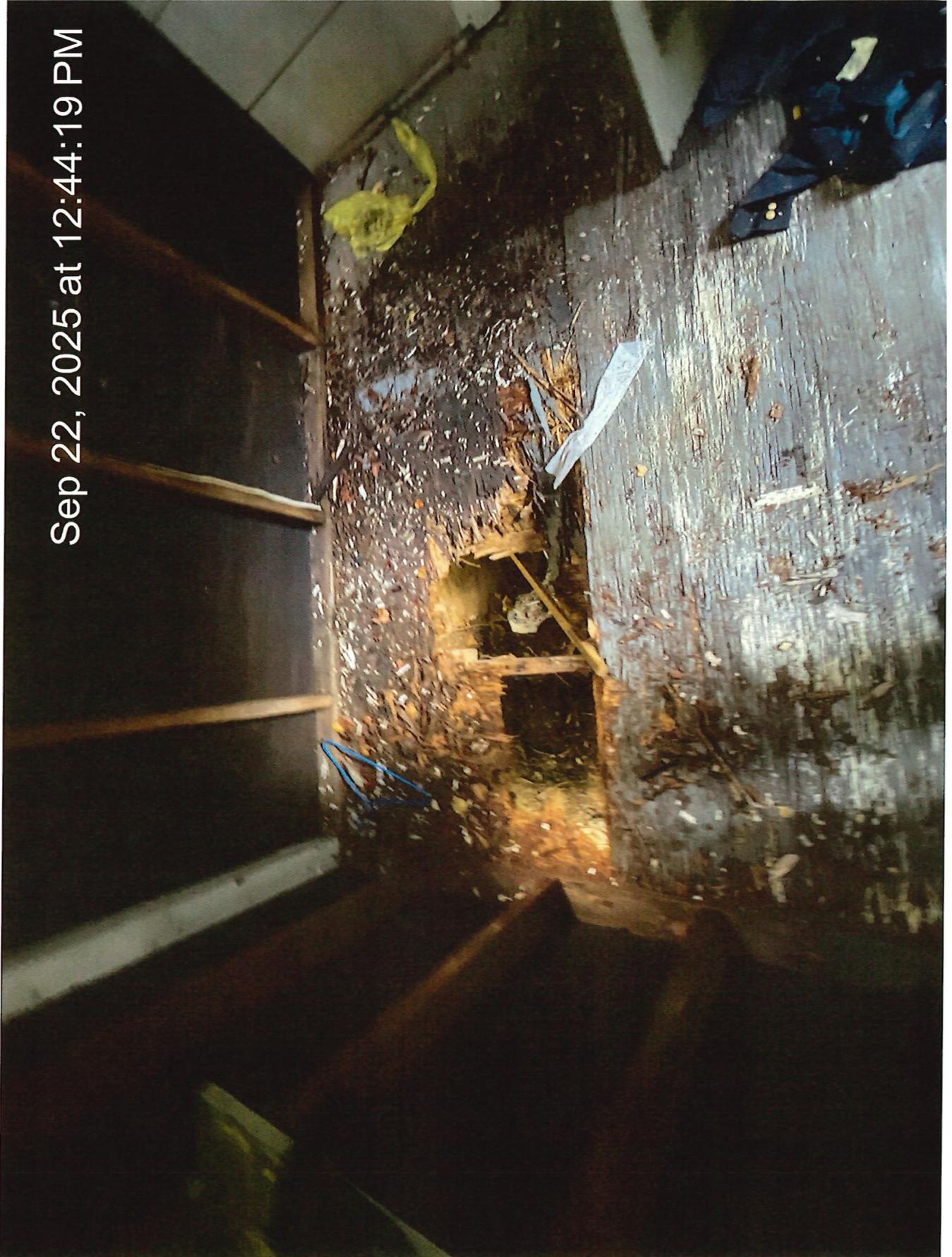


Sep 22, 2025 at 12:50:30 PM

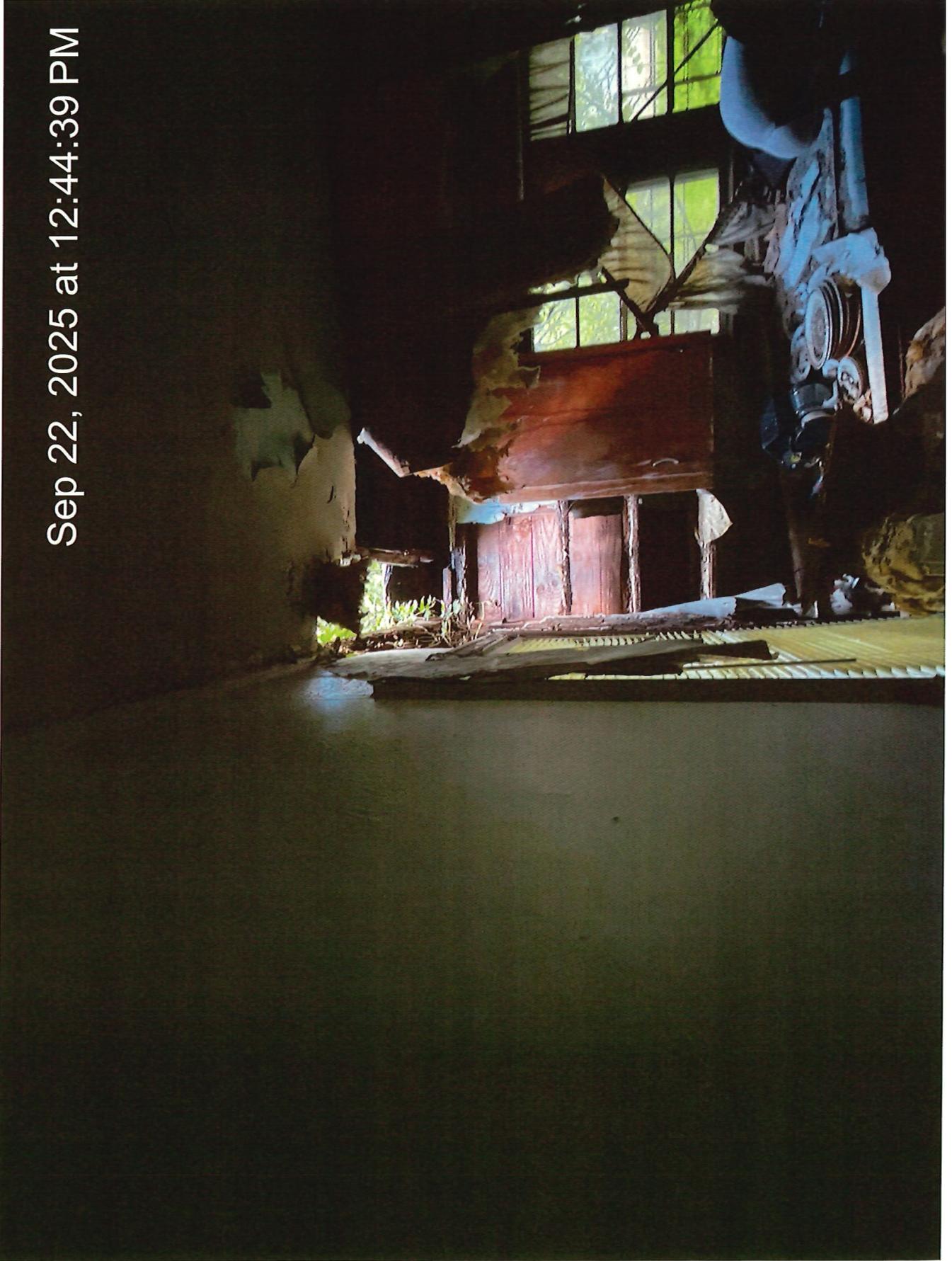




Sep 22, 2025 at 12:44:19 PM



Sep 22, 2025 at 12:44:39 PM



Sep 22, 2025 at 12:45:16 PM



Sep 22, 2025 at 12:45:26 PM



Sep 22, 2025 at 12:45:42 PM



Sep 22, 2025 at 12:45:51 PM



Sep 22, 2025 at 12:46:19 PM



Sep 22, 2025 at 12:46:42 PM



Sep 22, 2025 at 12:46:53 PM



Sep 22, 2025 at 12:48:17 PM



Sep 22, 2025 at 12:44:01 PM

