

MINUTES OF THE MEETING OF THE
CADDO PARISH COMMISSION'S
PROPERTY STANDARDS HEARING COMMITTEE
HELD ON THE 5TH DAY OF FEBRUARY, 2024

The Caddo Parish Property Standards Committee met in legal session on the above date at 2:30 p.m., in the Government Plaza Chambers, with Mr. Lazarus, presiding, and the following members in attendance: Commissioners Epperson, Kracman, Lazarus, Thomas, and J. Young (5). ABSENT: None (0).

Mr. Lazarus gave the invocation, and Mr. Epperson led the Committee in the Pledge of Allegiance.

There being no Citizens Comments, the Committee moved to New Business. The Clerk of the Commission administered the oath.

NEW BUSINESS

- Case No. 1—7720 Dixie Blanchard Road, Shreveport, LA 71107

Mr. Chuck Wilson stated that the property has a dilapidated house that is falling apart. The structure is open to the elements, and has overgrowth of grass and weeds creating a possible health and safety hazard for the neighbors. The house is inhabitable, so no one lives in it.

John Boyce Wilkinson, Jr., property owner, was sent the proper notifications and attended a board meeting on October 2, 2023 informing him that the property needed to be cleaned up. The Property Standards Board provided the owner sixty additional days to clean up the property. Since then, the property has not been cleaned up. Mr. Wilson said that the recommendation from Public Works is to demolish the property.

Mr. Wilkinson came forward and gave the following comment:

Thank y'all for the opportunity to address you guys again today. As I said last time—and I know there's new faces here—but I am a disabled individual. I am only receiving half of the disability income that I'm supposed to be entitled to according to three physicians. I filed for my social security disability three times—it's still in process for the third time, and it's been under review for six months. They still haven't made a decision on it. So, I have limited income to get my property torn down. I plan, of course, to get it torn down as soon as I possibly can. I did go there the last—the third weekend in November. I did yardwork there the second week in December. I went there and stayed a week. My grandparents live next door. I stayed a week there and put out weed killer—thirty gallons of organic natural weed killer. I cleared brush and stacked it in the ditch. I am attempting to clear it. It's mostly financial concerns that are impeding me. I have some other issues that have come up, but I'm not sure that I really want to address those. I spent a week—the third week in November in Willis-Knighton South with my dad. He had a baseball size tumor on his colon. They had to do two colon resections and cut it out, so I was up there a whole week with him for that. Then, there's been some other medical issues with my family. Also, I got word through the grapevine of the Dollar Store across the street from me that the Metropolitan Planning Commissioner—who is watching the taxes on my property—and she sent a veiled threat that she would pay the taxes on my property if they were in arrears, which they're not. I'm not sure—all the properties around me used to be rural residential property, and all of a sudden, everything is being turned into commercial. We were never notified in my district, in my neighborhood, that this property was being rezoned. So I'm not sure how or who is trying to develop our neighborhood instead of—there's plenty of undeveloped areas all around the highway and stuff like that that could be developed for industrial or business, but someone is trying to turn all the property right around us in a neighborhood into commercial properties. When we bought our properties, we bought it with the intent to have a residential area. I didn't buy it to be in front of a dollar store or any of that other stuff. So I'm not sure why except that I also heard that this Metropolitan Planning Commission person had paid taxes on some other properties. I don't know, but its like, is someone trying to develop this area? Why is there concern over my property? And also, my property does not have open access. I do have a cyclone fence around my property. It is enclosed, and there are properties in and across the Parish that I find that have—are open access, and into as bad of dilapidated state or worse than mine. So, I would appeal to you to either give me an extension—I mean the plan for me is most definitely to get my property torn down, but it's going to be as finances permit. Or, I would appreciate either y'all give me an extension to do that, or just if could dismiss my case. That's going to be my goal—and just let me be able to clear it without having this extra stress of being under the gun when I know what I need to do with my property. I just am financially strapped. Thank you.

Mr. J. Young said that Mr. Wilkinson claimed he would have gotten the property cleared within sixty days, but that did not happen. He also said that given the state of the house, it is not being used as a residence, and there is not financial capacity to turn it into a residence with first demolition. Mr. J. Young further explained that if the Parish demolishes and places a lien on the property, Mr. Wilkinson would not have to pay for the cost of the demolition until the property is sold, so that should ease the stress of him having to find a way to financially support demolishing the property.

Mr. Kracman said that he is a private property advocate with the caveat of health, safety, and welfare. He looked at the property, and it is in bad condition. Mr. Kracman said that the Parish would be doing Mr. Wilkinson a favor.

It was **moved by Mr. J. Young**, seconded by Mr. Epperson, *that the recommendation to accept all documents with regards to this case and to demolish the property and place a lien on it be forwarded to the full body. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Epperson, Kracman, Lazarus, and J. Young (4). NAYS: None (0). ABSENT: Commissioner Thomas (1). ABSTAIN: None (0).

- Case No. 2—3801 Anderson Road, Shreveport, LA 71107

Mr. Chuck Wilson stated that the property has a dilapidated house that is falling apart. The structure is open to the elements, and has overgrowth of grass and weeds creating a possible health and safety hazard for the neighbors. The house is inhabitable, so no one lives in it. There is also an inoperable trailer and junk on the property.

Cynthia Mozeke and Motor Securities Co., Inc., property owners, were sent all proper notifications informing them to clean up the property, as well as, being published in the Official Journal. The property owners were not present today.

It was **moved by Mr. Lazarus**, seconded by Mr. J. Young, *that the recommendation to accept all documents with regards to this case and to demolish the property and place a lien on it be forwarded to the full body. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Epperson, Kracman, Lazarus, and J. Young (4). NAYS: None (0). ABSENT: Commissioner Thomas (1). ABSTAIN: None (0).

- Case No. 3—9582 Mailhes, Shreveport, LA 71107

Mr. Chuck Wilson stated that the property has a dilapidated house that burned down and is falling apart. The structure is open to the elements, and has overgrowth of grass and weeds creating a possible health and safety hazard for the neighbors. The house is inhabitable, so no one lives in it. There is also junk on the property.

John and Kimberly Purland, property owners, were sent all proper notifications informing them to clean up the property, as well as, being published in the Official Journal. The property owners were not present today.

It was **moved by Mr. Epperson**, seconded by Mr. Lazarus, *that the recommendation to accept all documents with regards to this case and to demolish the property and place a lien on it be forwarded to the full body. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Epperson, Kracman, Lazarus, Thomas, and J. Young (5). NAYS: None (0). ABSENT: None (0). ABSTAIN: None (0).

- Case No. 4—152 Barlow, Shreveport, LA 71106

Mr. Chuck Wilson stated that the property has a dilapidated house and garage structure that is falling apart. The structure is open to the elements, and has overgrowth of grass and weeds creating a possible health and safety hazard for the neighbors. The house is inhabitable, so no one lives in it. There is also junk on the property.

Earnie and Norma Toney and Monday Morning Properties, LLC, property owners, were sent all proper notifications informing them to clean up the property, as well as, being published in the Official Journal. The property owners were not present today.

It was **moved by Mr. J. Young**, seconded by Mr. Lazarus, *that the recommendation to accept all documents with regards to this case and to demolish the property and place a lien on it be forwarded to the full body. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Epperson, Kracman, Lazarus, Thomas, and J. Young (5). NAYS: None (0). ABSENT: None (0). ABSTAIN: None (0).

- Case No. 5—6038 Hwy 169, Mooringsport, LA 71060

Mr. Chuck Wilson stated that the property has a dilapidated house and garage structure that is falling apart. The structure is open to the elements, and has overgrowth of grass and weeds creating a possible health and safety hazard for the neighbors. The house is inhabitable, so no one lives in it. There is also junk on the property.

Robert Chamberlain and Saul & Co. (Des Capital, LLC), property owners, were sent all proper notifications informing them to clean up the property, as well as, being published in the Official Journal. The property owners were not present today.

It was **moved by Mr. J. Young**, seconded by Mr. Lazarus, *that the recommendation to accept all documents with regards to this case and to demolish the property and place a lien on it be forwarded to the full body. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Epperson, Kracman, Lazarus, Thomas, and J. Young (5). NAYS: None (0). ABSENT: None (0). ABSTAIN: None (0).

At this time, there was no further discussion to come before the Commission, so the Commission adjourned at 2:58 p.m.


Assistant to the Commission Clerk