

**PROCEEDINGS**  
**OF THE**  
**TERREBONNE PARISH COUNCIL**  
**IN SPECIAL SESSION**  
**APRIL 15, 2025**

The Council Chairman, C. Harding, called to order the Special Session Meeting in the Terrebonne Parish Council Meeting Room at 5:30 p.m. for the sole purpose of conducting condemnation hearings. The Invocation and the Pledge of Allegiance were led by the Chairman. Upon roll call, Council Members recorded as present were: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr. Council Members recorded as absent were: K. Chauvin. A quorum was declared present.

The Chairman read a memo from Councilwoman K. Chauvin explaining her absence from the evening's proceedings.

The Chairman recognized Mr. Tom Watkins, on behalf of the South Central Planning and Development Commission (South Central Planning), who announced that they were contracted by Planning and Zoning Department to assist with some condemnation services for the following properties.

The Chairman stated that the PowerPoint presentation given by South Central Planning, which contains the background and history of each property, photographs of the subject structures, and South Central Planning's and Administration's recommendations have been made a part of the official record of these proceedings, a hard copy of which is to be maintained in the office of the Planning Department.

Mr. Tom Watkins of South Central Planning presented the historical background on the commercial structure located at 6653 West Park Ave, owned by Jin Rong Zeng, noting the following:

- The initial inspection was completed on February 14, 2024.
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on March 6, 2024, and received on March 24, 2025.

Mr. Watkins stated that, as of an inspection completed on April 9, 2025, this structure is no longer in violation and that South Central Planning recommends this file be closed.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Mr. C. K. Champagne moved, seconded by Mr. J. Amedée, “THAT, the Council concur with the recommendation of the Parish Administration to close the condemnation file on the commercial structure located at 6653 West Park Ave, owned by Jin Rong Zeng.”

The Chairman called for the vote on the motion offered by Mr. C. K. Champagne.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin

The Chairman declared the motion adopted.

South Central Planning & Development Commission Officer Tom Watkins the historical background on the structure located at 7808 Waterfront Dr., owned by Jason Todd Avant, Marcus Allen Avant, noting the following:

- The initial inspection was completed on June 27, 2022.
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on July 15, 2022, and received on March 25, 2025.

Mr. Watkins stated that, as of an inspection completed on March 31, 2025, this structure does not remain in violation and that South Central Planning recommends this file be closed.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Mr. Marcus Avant and Mr. Jason Avant, property owners, who stated that they are planning to rebuild the structure.

Mr. D. Babin moved, seconded by Mr. K. C. Champagne, “THAT, the Council concur with the recommendation of the Parish Administration to close the condemnation file on the structure located at 7808 Waterfront Dr., owned by Jason Todd Avant, Marcus Allen Avant.”

The Chairman called for the vote on the motion offered by Mr. D. Babin.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structures located at 216 Saint Malo St., owned by R & J Rentals, LLC., noting the following:

- The initial inspection was completed on May 17, 2022
  - “Residential structure is in poor shape no utilities to structure appears

structure is abandoned structure destroyed by fire.”

- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on March 20.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned with thirty days to demolish and/or remove the structure.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Mr. B. Pledger shared that he had spoken with the property owner and recommended the structure be condemned with ninety days to complete demolition or repairs.

Mr. B. Pledger moved, seconded by Mr. S. Trosclair, “THAT, the Council find the residential structures located at 216 Saint Malo St., owned by R & J Rentals, LLC., per legal description,

That certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Terrebonne, Louisiana, in Section 105, T 17 S, R 17 E in that subdivision known as BRITTANY PLACE according to a plan thereof made by Jonas S. de Barros, C.E., recorded January 4, 1961, under Entry No. 211722 of the records of Terrebonne Parish, Louisiana, as amended by a map entitled, "Resurvey of a portion of Brittany Place Subdivision", made by Bernard B. Davis, C.E., dated May 20, 1965, recorded June 10, 1965, under Entry No. 281172; said lot measuring Fifty-four and 55/100 (54.55') feet front on the west side of St. Malo Street, by depth on its northern line of Ninety and 38/100 (90.38') feet, by depth on its southern line of Ninety and 61/100 (90.61') feet and measuring Fifty-four and 55/100 (54.55') feet on its rear or western line; said lot being known as LOT ONE HUNDRED TWO (102) according to the said map.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal.”

The Chairman called for the vote on the motion offered by Mr. B. Pledger.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 104 Plant Rd., owned by Preston L. Scarbrough & Eloise Scarbrough Harris, noting the following:

- The initial inspection was completed on April 20, 2022.
  - “Residential structure is in poor shape no utilities to structure appears structure is abandoned.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on June 16, 2022.

Mr. Watkins reported that an action was filed in federal district court by the property owners for injunctive relief regarding the condemnation proceedings for this structure but no orders have been given by any court at this time.

The Chairman recognized Assistant Parish Attorney Briana Orgeron who confirmed that, being that there is no ruling or injunction on this structure, condemnation proceedings could continue if the Council chooses to do so. She then shared the Parish Attorney’s recommendation to continue the proceedings for six months so any litigation can be resolved.

At Mr. B. Pledger’s request, Ms. Orgeron clarified that the owner, Rev. Preston Scarbrough, was reported as a consular official, and as such would be entitled to some immunities under federal statutes; however, condemnation properties may not fall underneath any of the statutes.

The Chairman recognized Ms. Carolyn Smith, representing the property owners, shared that she believes that the condemnation orders fall under eminent domain and that her brother’s status as consular official protects him under several constitutional laws. She then shared that the owners plan to repair the structure once the legal matters were settled.

Planning and Zoning Director Christopher Pulaski gave some background on the property and suggested that this condemnation be continued until July 15, 2025.

Mr. B. Pledger moved, seconded by Mr. S. Trosclair, “THAT, the Council continue the condemnation proceedings until July 15, 2025, at 5:30 p.m., on the residential structure at 104 Plant Rd., owned by Preston L. Scarbrough & Eloise Scarbrough Harris.”

The Chairman called for the vote on the motion offered by Mr. B. Pledger.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structures located at 7802 Main St. Houma, owned by Gary A & Drucilla Landry & Bertha Agnes Thibodaux Trust, noting the following:

- The initial inspection was completed on March 6, 2023.
  - Derelict structure has boards over broken windows. Doors and back garage door are secure.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on March 8, 2023, and received on March 24, 2025.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure is no longer in violation and that South Central Planning recommends this file be closed.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Mr. C. K. Champagne moved, seconded by Mr. J. Amedée, “THAT, the Council concur with the recommendation of the Parish Administration to close the condemnation file on the 2 residential structures located 7802 Main St. Houma, owned by Gary A & Drucilla Landry & Bertha Agnes Thibodaux Trust.”

The Chairman called for the vote on the motion offered by Mr. K. C. Champagne.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 329 Levron St, owned by Dwayne Anthony Richard, noting the following:

- The initial inspection was completed on November 2, 2022.
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on November 07, 2023.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned after ninety (90) days in order to allow the owner to demolish or repair it on their own accord.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Mr. Dwayne Richard, property owner, who stated he has repaired the roof and needed clarification on what other repairs are needed to bring the structure up to code.

Several Council Members recommended that Mr. Richard obtain a permit to complete repairs on the structure and that the deadline be extended to ninety days to allow him to complete repairs or demolition of the structure.

At Mr. S. Trosclair's request, Nuisance Abatement Assistant Director Deon Stewart clarified that the initial notice of violation details the repairs needed to bring the structure up to code.

Mr. D. Babin moved, seconded by Mr. B. Pledger, "THAT, the Council find the residential structure located at 329 Levron St, owned by Dwayne Anthony Richard, per legal description,

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all buildings and improvements thereon, situated in that subdivision in the Parish of Terrebonne, State of Louisiana, known as LEVRON'S ADDITION and being designed on the official subdivision map, on file and of record in the office of the Clerk and Recorder for said parish and state, as LOT NUMBER EIGHTEEN (18), of said subdivision, said lot having such measurements and dimensions as shown on said map, and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal."

The Chairman called for the vote on the motion offered by Mr. D. Babin.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential mobile home located at 2607 Larry St., owned by state of John & Elnora Allen, noting the following:

- The initial inspection was completed on May 3, 2021.
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.

- Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on May 12, 2021 and published on June 8, 2021.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Ms. Tanisha Allen, property owner, who concurs with the recommendation.

Mr. B. Pledger moved, seconded by Mr. D. Babin, “THAT, the Council find the residential mobile home located at 2607 Larry St., owned by state of John & Elnora Allen, per legal description,

A certain lot of ground situated in the Parish of Terrebonne, State of Louisiana, on the right descending bank of Bayou Terrebonne, in Barrow Town, measuring sixty (60’) feet front on Fourth Street, by depth of One hundred twenty (120’) feet, and being better known and designated as Lot No. Four (4) of Block No. Five (5) of Barrow Town; together with all rights, ways, privileges and servitudes thereto appertaining and belonging; and all buildings and improvements thereon.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by May 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal.” **(\*MOTION ADOPTED AFTER DISCUSSION)**

Mr. Watkins noted that Ms. Courtney Alcock was appointed as ad hoc attorney for the matter and that she was able to locate the property owners who were in attendance.

\*The Chairman called for the vote on the aforementioned motion offered by Mr. B. Pledger.

THERE: WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

South Central Planning & Development Commission Officer Tom Watkins the historical background on the residential mobile home located at 167 Jennings Ln, owned by Estate of John Thompson, Estate of Zenobia Bolden c/o Cornelius Bolden, noting the following:

- The initial complaint was received in 2014, and the initial inspection was completed on February 11, 2014.
  - “Residential structure is in very poor shape no utilities to structure. no mailbox at location. All windows are boarded up. rotten materials in walls. roof needs to be replaced. Doors need to be replaced. unable to enter structure. appears no one is living in structure.”
- Inspections January 2017 through April 2017 indicated minor repairs being done but then stopped.:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.

- It may be a place of rodent harborage.
- The exterior has not been maintained in good repair, sanitary condition.
- The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
- Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
- The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on December 19, 2014, and Published March 12, 2014.
- Ms. Courtney Alcock was appointed ad hoc attorney for the matter.

Mr. Watkins stated that, as of an inspection completed on April 9, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Mr. Cornelius Bolden, property owner, who requested additional time to continue repairing the structure.

Mr. C. Voisin, Jr., explained that the property owner needed to obtain a permit to complete repairs then recommended that the structure be condemned with ninety days to complete repairs or demolition.

Mr. C. Voisin, Jr. moved, seconded by Mr. S. Trosclair, "THAT, the Council find the residential mobile home located at 167 Jennings Ln, owned by Estate of John Thompson, Estate of Zenobia Bolden c/o Cornelius Bolden, per legal description,

A certain portion of land, situated in the Parish of Terrebonne, Louisiana, about three-fourths (3/4ths) of a mile above the City of Houma, Louisiana, on the right descending bank of Bayou Terrebonne, and being a part or portion of Lot Number Eleven (11) of the "Mary Ann Smith's Property", reference being made to a plan of survey made and executed by C. W. Bocage, Surveyor and Civil Engineer, recorded February 3rd, 1906, in Conveyance Book No. "54" at folio 614 et seq.; said portion of land herein conveyed and transferred measuring a width from north to south of fifty-five (55') feet by a depth from east to west of seventy-five (75') feet; said portion of land herein conveyed and transferred being bounded on the north by a portion of Lot Number Ten (10) and on the south by a portion of Lot Number Twelve (12) of the "Mary Ann Smith's Property", on the west by other property of John Thompson Estate, and on the east by other property of John Thompson Estate; together with all the buildings and improvements thereon and all the rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025 in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal."

The Chairman called for the vote on the motion offered by Mr. C. Voisin, Jr.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential mobile home located at 6188 Hwy 56, Estate of Cassandra Hebert Young c/o Heather Young, noting the following:



- The initial inspection was completed on June 7, 2022.
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on June 6, 2022.
- Ms. Courtney Alcock was appointed ad hoc attorney for the matter.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Ms. Shalea Hebert, representing the property owner's estate, who asked the Council for additional time to demolish the property and shared that she was unable to receive a permit to begin demolition.

Mr. D. Babin shared the recommendation that the structure be condemned with ninety days being given to complete demolition or repair.

The Chairman recognized Planning and Zoning Director Christopher Pulaski who clarified that the demolition permit could not be issued prior to the hearing and that one would be available should the deadline be extended.

Mr. D. Babin moved, seconded by Mr. J. Amedée "THAT, the Council find the residential mobile home located at 6188 Hwy 56, Estate of Cassandra Hebert Young c/o Heather Young, per legal description,

DESCRIPTION OF TRACT 56 BOUDREAUX CANAL SUBDIVISION PROPERTY OF A. ST. MARTIN CO. LTD. IN SECTION 26, T19S-R18E TERREBONNE PARISH, LOUISIANA Commencing at Terrebonne Parish Bench Mark "LC-4-AZ". Thence N27°10'57"E, 4,723.88' to a point on the west right-of-way line of La. State Hwy. 56 and the property corner common to Tract 55 and subject tract. Said point being the POINT OF BEGINNING. Thence N 41°57'15" W, 196.64' to a point; Thence N 43°59'25" E, 53.34' to a point; Thence S 46° 12'45" E, 198.43' to a point; Thence along an arc to the right having an arc length of 68' and a radius of 914.93' back to the POINT OF BEGINNING. Tract 56 contains 12,000 Sq. Ft.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal."

The Chairman called for the vote on the motion offered by Mr. D. Babin.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Discussion ensued relative to the timeliness of backup materials provided for the hearings and concerns for confirming serving of notice for property owners to attend hearings.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 807 Hwy 55, owned by Jean A. Gaspard, noting the following:

- The initial inspection was completed on April 30, 2021.
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on February 18, 2021, re- issued and received on March 27, 2025.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Mr. Jean Gaspard, property owner, who stated he purchased the property last year and intends on renovating and restoring the property. He shared that he has secured the property and is now working on the proper permits to start repairs.

Mr. S. Trosclair moved, seconded by Mr. J. Amedée, “THAT, the Council continue the condemnation proceeding, until July 15, 2025, at 5:30 p.m., on the residential structure at 807 Hwy 55, owned by Jean A. Gaspard.”

The Chairman called for the vote on the motion offered by Mr. S. Trosclair.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, and C. Harding.

NAYS: None.

ABSENT: K. Chauvin and C. Voisin, Jr.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located on 2931 Highway 311, owned by Gina C. Ancar, noting the following:

- The initial inspection was completed on May 24, 2024
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.

- It has not been maintained free from weeds in excess of 12 inches.
- It may be a place of rodent harborage.
- The exterior has not been maintained in good repair, sanitary condition.
- The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
- Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
- The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on April 15, 2024.

Mr. Watkins stated that there was a service issue, and that South Central Planning recommends this matter be continued until the next condemnation hearings and that an ad hoc attorney be appointed.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Mr. B. Pledger moved, seconded by Mr. C. Hamner, “THAT, the Council continue the condemnation proceeding until July 15, 2025, at 5:30 p.m., on the residential structure at 2931 Highway 311, owned by Gina C. Ancar.”

The Chairman called for the vote on the motion offered by Mr. B. Pledger.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, and C. Harding.

NAYS: None.

ABSENT: K. Chauvin, and C. Voisin, Jr.

The Chairman declared the motion adopted.

Discussion ensued relative to appropriate districts being recorded with condemnation files and materials.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 4627 Hwy 24, owned by Margaret Hebert Whipple, noting the following:

- The initial inspection was completed on October 7, 2022.
- TPCG Update inspection on November 30, 2023
  - “Derelict structure inspection. Yellow house with accessory structure. House is dilapidated. Roof and wall damage Blighted structure. Not maintained”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on October 13, 2022.

Mr. Watkins stated that there was a service issue, and that South Central Planning recommends this matter be continued until the next condemnation hearings and that an ad hoc attorney be appointed.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Upon the request of S. Trosclair, Assistant Parish Attorney Brianna Orgeron clarified that the recommendation is to continue if there is any impediment to serving notice to owners.

Mr. S. Trosclair moved, seconded by Mr. C. K. Champagne, “THAT, the Council continue the condemnation proceeding until July 15, 2025 at 5:30 p.m., on the residential structure at 4627 Hwy 24, owned by Margaret Hebert Whipple.”

The Chairman called for the vote on the motion offered by Mr. S. Trosclair.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 804 Grinage St., owned by Harry A., Sr. & Walterine Pierre, noting the following:

- The initial inspection was completed on August 10, 2022.
- Structure appears to be in poor shape. Structure appears to be abandoned. Structure may harbor rodents. Structure appears to have no utilities. Structure is overtaken by grass.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on November 6, 2022.
- Ms. Courtney Alcock was appointed ad hoc attorney for the matter.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Ms. Gwendloyn Lapeyrouse and Ms. Nikki Trosclair, representing the property owners, who stated they are waiting on funds from Restore Louisiana to repair the structure and provided proof of documentation regarding their case.

Mr. B. Pledger recommended that the structure be condemned with ninety days to complete demolition or repair and encouraged the property owners to contact him once contacted by Restore Louisiana.

Mr. B. Pledger moved, seconded by Mr. D. Babin, “THAT, the Council find the residential structure located at 804 Grinage St., owned by Harry A., Sr. & Walterine Pierre, per legal description,

A lot of ground located in the City of Houma, Parish of Terrebonne, State of Louisiana, measuring a front of forty-eight (48') feet on the west side of Grinage Street by depth of one hundred sixteen (116') feet between equal and parallel lines; being the south thirty-eighty (38') feet of Lot One (1) of Block Fifty-two (52) and the north ten (10') feet of Lot Four (4) of Block Fifty-two (52), shown as Lot "B" on the "Survey & Redivision of Lot 1 and a Portion of Lot 4, Block 52 of the City of Houma" made by Keneth L. Rembert, Surveyor, dated October 17, 1984, attached to an act of sale recorded in COB 992, Entry No. 745053, Terrebonne Parish; bounded on the north by the remainder of Lot 1 belonging to Edward J. W. LeBlanc, on the east by Grinage Street, on the south by remainder of Lot 4, and on the west by Lots 2 and 3, all in Block 52; together with all buildings and improvements thereon and all rights, ways, privileges, prescriptions and servitudes thereto belonging and appertaining. A certain fractional lot of ground, situated in the City of Houma, Parish of Terrebonne, Louisiana, comprised in Lot No. Four (4) in Block No. Fifty-two (52) on a plan of the City of Houma on file in the Clerk's Office, measuring Forty-two (42) feet, eight (8) inches front, more or less, on the West side of Grinage Street by depth of One Hundred Sixteen (116') feet; said fractional lot being the Southernmost forty-two (42') feet, eight (8") inches front of said Lot No. Four (4) in Block No. Fifty-two (52); together with all the buildings and improvements thereon situated, with all rights, ways, privileges and servitudes thereto appertaining. A certain lot of ground of a triangular shape situated in the City of Houma, in that portion thereof known as Newtown, measuring forty-seven (47') feet, eight (8") inches front on the West side of Grinage Street and running back to a depth of one hundred sixteen (116') feet so that said lot measures thirteen (13') feet in the rear, designated on a plan of said Newtown, made by A. Jolet, Jr., Surveyor, on file in the Clerk's Office as Lot No. Three (3) in Block Fifty-two (52); together with all the buildings and improvements thereon situated, with all rights, ways, privileges and servitudes thereto appertaining.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal."

The Chairman called for the vote on the motion offered by Mr. B. Pledger.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 3626 End St, owned by Raymond C. Breaux, noting the following:

- The initial inspection was completed on September 17, 2019
  - "Shed is in poor shape no utilities to structure."
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.

- The Notice of Violation was issued on May 19, 2020.

Mr. Watkins stated that, as of an inspection completed on April 9, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Mr. Raymond Breaux, property owner, who stated that the building has been demolished and provided pictures of the property as proof.

The Chairman recognized Mr. Charles Bertrand, South Central Planning Chief Building Official, who reported that work was in progress to clean up the property as of the last inspection but had not been completed by the time of the inspection.

Mr. J. Amedée moved, seconded by Mr. S. Trosclair, “THAT, the Council concur with the recommendation of the Parish Administration to close the condemnation file on the residential structure located at 3626 End St, owned by Raymond C. Breaux.”

The Chairman called for the vote on the motion offered by Mr. J. Amedée.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Discussion ensued relative to follow-up for properties with work in progress and updating recommendations based on updated data.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 127 Crozier Dr, owned by Isaac H. Riley Jr. & Bertha Riley, noting the following:

- The initial inspection was completed on May 12, 2020.
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on May 19, 2020.
- Ms. Courtney Alcock was appointed ad hoc attorney for the matter.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Ad Hoc Attorney Courtney Alcock reported that the property was properly advertised and that she made contact with the widow; she then concurred with the recommendation of South Central Planning.

Mr. B. Pledger moved, seconded by Mr. C. Hamner, "THAT, the Council find the residential structure located at 127 Crozier Dr, owned by Isaac H. Riley Jr. & Bertha Riley, per legal description,

One certain lot of ground situated in Sections 17 and 32, T18S, R17E, Terrebonne Parish, Louisiana, and being designated as LOT FIFTEEN (15), BLOCK ONE (1), on a plan of CROZIER HEIGHTS SUBDIVISION, dated July 5, 1972, prepared by Douglass S. Talbot, C.E., Surveyor, and recorded under Entry No. 426324, Map No. 3347, records of the Parish of Terrebonne, Louisiana. Said lot having a front of fifty (50') feet on the south side of Crozier Drive, by depth between equal and parallel lines of One Hundred Twelve (112') feet, being bounded as follows: Northerly by Crozier Drive, Southerly by Edward M. Ragan, Jr., et al, Easterly by Lot Fourteen (14) and Westerly by Lot Sixteen (16), both of the said Block one (1), together with all buildings and improvements thereon as well as all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by May 15, 2025 in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal."

The Chairman called for the vote on the motion offered by Mr. B. Pledger.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 307 Cortez St, owned by Bryan Voisin & Jeanie P. Voisin, noting the following:

- The initial inspection was completed on September 17, 2018.
  - Residential structure is in fair to poor shape no utilities to structure appears no one is living in structure is secure."
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on September 25, 2018, published on December 7, 2018, re-issued and received on March 24, 2025.

Mr. Watkins stated that the notice has been delivered through the postal system, but they have not received full confirmation as such then deferred to the Legal Department on the capacity for continuing the hearing.

Assistant Parish Attorney Brianna Orgeron stated with the notice having been delivered that the condemnation hearing can proceed on this property.

South Central Planning Chief Building Official Charles Bertrand confirmed that the property has been repaired to code and recommended that this file be closed.

Mr. J. Amedée shared that he spoke with the owner and the repairs have been done then recommended the file be closed.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Mr. J. Amedée moved, seconded by Mr. C. Hamner, “THAT, the Council concur with the recommendation of the Parish Administration to close the condemnation file on the residential structure located at 307 Cortez St, owned by Bryan Voisin & Jeanie P. Voisin.”

The Chairman called for the vote on the motion offered by Mr. J. Amedée.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 315 Commerce, owned by Jacquelyn A. Westbrook, noting the following:

- The initial inspection was completed on July 6, 2022.
  - “Structure is in poor shape. Structure appears to be abandoned. Structure may harbor rodents. Structure appears to have no utilities.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on September 6, 2022, re-issued on and received on March 27, 2025.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

South Central Planning Chief Building Official Charles Bertrand gave a report of his inspection of the structure, highlighting a number of issues still to be addressed to return the structure to code.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Ms. Jacquelyn Westbrook, representing the property owner, who stated that her brother obtained the property through a tax lien, but passed away during



the repairing of the property. She then shared her intention to repair the property and requested additional time to secure finances to complete.

Mr. B. Pledger moved, seconded by Mr. C. K. Champagne, “THAT, the Council find the residential structure located at 315 Commerce, owned by Jacquelyn A. Westbrook, per legal description,

Tract of Land Containing 0.058 Acres (Being a portion of Lot 12 Block 4) as shown on “Breaux Morrison Addition Redivision of Lot 12 Block 4, Located in Section 37, T17S-R17E.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal.”

The Chairman called for the vote on the motion offered by Mr. B. Pledger.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 116 Caro Ct., owned by Brice J. Bernard, noting the following:

- The initial inspection was completed on February 9, 2025.
  - “Residential structure is in fair to poor shape no utilities to structure appears structure is abandoned.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on February 12, 2021.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

South Central Planning Chief Building Official Charles Bertrand gave a report of his inspection of the structure, highlighting that some work has been completed and recommended that the deadline be extended to allow the demolition to be completed in full.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Ms. Nadine Bernard Hammonds, representing the property owner, who stated that her brother is working on repairs and is in the process of getting the permit extended.

Mr. C. K. Champagne shared that he spoke with the property owner who has sent pictures to confirm that work is being done and that he concurs with South Central Planning.

Mr. C. K. Champagne moved, seconded by Mr. J. Amedée, “THAT, the Council find the residential structure located at 116 Caro Ct., owned by Brice J. Bernard, per legal description,

A certain fractional lot or parcel of ground, situated in the Parish of Terrebonne, State of Louisiana, lying on the left descending bank of the Bayou Terrebonne, at a distance of 462 feet back from Baseball Avenue, said lot or parcel of ground measuring a width of frontage on a 22 ft. right of way or lane which opens on said Baseball Avenue of one hundred and twenty (120') feet, by a depth between parallel lines of 50 feet more or less; bounded as follows; North by the property this day conveyed by vendor herein to Vyner Caro, South by the home property of said vendor, East by the property of Charley Bergeron, and in front or West by said right of way or lane; together with all rights, ways, privileges, and servitudes thereunto belonging, or in anywise appertaining. The above described property is shown and depicted as Lot 4 of Block 1 on a map of Caro Subdivision, Being a Subdivision of Part of Property Belonging to Eugene Caro Located in Sections 7 & 96, T17S-R17E, dated 8/1/1947, by the Office of T. Baker Smith, C.E., a copy of which is filed in CB 223 page 293 under Entry No. 145882, records of Terrebonne Parish, Louisiana. Being that property acquired by Brice J. Bernard by cash sale from Eugene Caro filed in CB 152 page 672 Entry No. 67959.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025 in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal.”

The Chairman called for the vote on the motion offered by Mr. C. K. Champagne.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 100 Billiot Ct., owned by Harry Bourg Corporation, Matt Donovan Verret, Estate Albert of Albert Billiot & Estate of Mildred Billiot Richards, noting the following:

- The initial inspection was completed on August 1, 2022.
  - “Junk and trash Homes seem abandoned No access to back of property (loose dogs, pigs) running around.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.

- The Notice of Violation was issued on September 27, 2022 re- issued on and received on March 24, 2025.
- Ms. Courtney Alcock was appointed ad hoc attorney for the matter.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Mr. Matt Verrett, property owner, who stated that he intends to repair the home and that he has received a permit to complete repairs issued April 2, 2025.

The Chairman recognized Ms. April Trahan, representing Harry S. Bourg Corporation as property owner, who stated they own the rear side of the property, which sits on their side of the property line. She stated that an eviction notice was issued and that an encroachment was found where the structure crosses the property line onto the corporation's property. She then shared that they have a judgement that permits them to tear down the rear of the structure and that they support the condemnation of the structure.

At Mr. D. Babin's request, Assistant Parish Attorney Brianna Orgeron stated that, as long as all property owners are confirmed to have been notified, the Council can proceed with the hearing.

Ms. Trahan stated that she has documentation on the property line and that the other property owners obtained a grant to have an elevation done, which crossed over onto her client's property, leading them to get a judgement to have the structure removed.

Discussion ensued relative to the potential condemnation of portions of the structure based on property lines.

Mr. D. Babin moved, seconded by Mr. J. Amedée "THAT, the Council find the residential structure located at 100 Billiot Ct., Harry Bourg Corporation, Matt Donovan Verret, Estate Albert of Albert Billiot & Estate of Mildred Billiot Richards, per legal description,

One raised mobile home and all component parts thereto, said mobile home being a CONCORD, white and gold in color, manufactured in 1975, title Number K3798615. The raised mobile home and component parts are located at the municipal address of 100 Billiot Court, Theriot, Louisiana 70397.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal." (**\*MOTION ADOPTED AFTER DISCUSSION**)

Upon the request of Mr. C. K. Champagne, Ms. Orgeron confirmed that the Council's decision has nothing to do with the judgement that is in place by Harry S. Bourg Corporation.

Upon the request of Mr. C. Voisin, Jr., Mr. Verrett explained that his grandmother built the extension that crossed the property line and was paying Harry S. Bourg Corporation yearly for the structure.

Discussion ensued relative to addressing the condition of the structure through condemnation and for the extended deadline to address other matters.

\*The Chairman called for the vote on the aforementioned motion offered by Mr. D. Babin.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the commercial structure located at 3180 Bayou Dularge Rd, owned by Lenue Green & Vangelyn Green, noting the following:

- The initial inspection was completed on January 7, 2025.
- “Commercial structure is in fair to poor shape non utilities to structure appears structure is abandoned.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on August 13, 2018.

Mr. Watkins stated that there was a service issue and, as of an inspection completed on April 10, 2025, this structure remains in violation. Mr. Watkins then stated that South Central Planning recommends this matter be continued until the next condemnation hearing and an ad hoc attorney be appointed for the matter.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Mr. D. Babin moved, seconded by Mr. J. Amedée, “THAT, the Council continue the condemnation proceeding, until July 15, 2025, at 5:30 p.m., on the residential structure at 3180 Bayou Dularge Rd, owned by Lenue Green & Vangelyn Green.”

The Chairman called for the vote on the motion offered by Mr. D. Babin.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential structure located at 515 Antoine St, owned by the Roberto J & Bessie Robledo, noting the following:

- The initial inspection was completed on June 14, 2017.
  - “structure is in very poor shape no utilities to structure appears structure is abandoned.”
- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.

- It may be a place of rodent harborage.
- The exterior has not been maintained in good repair, sanitary condition.
- The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
- Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
- The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on April 23, 2018.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

The Chairman recognized Mr. Roberto Robledo, property owner, who stated that he has materials to start repairing the property and requested additional time to complete repairs.

The Chairman encouraged the property owner to apply for a permit to complete repairs and clarified that the property would still be condemned and demolished even if some repairs had been completed.

Mr. B. Pledger moved, seconded by Mr. D. Babin, "THAT, the Council find the residential structure located at 515 Antoine St, owned by Roberto J & Bessie Robledo, per legal description,

A certain lot of ground situated in the Parish of Terrebonne, Louisiana just west of the City of Houma, measuring seventy-two feet, six inches (72'6") front on the East side of Antoine Street by depth between parallel lines of One Hundred Twenty (120') feet and being the South-Most portion of Lots One (1) and Two (2) in Block. Nine (9) of West Em Subdivision made by T. Baker Smith, C.E. February 21, 1950, recorded in C.O.B. 125, folio 105, Terrebonne Parish; said lot being bounded in the East by lot Three (3) of Block. Nine (9) South by Eliza Street, West by Antoine Street and North by property of L. J. Freeman or assigns; together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining.

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by July 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal."

The Chairman called for the vote on the motion offered by Mr. B. Pledger.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. Tom Watkins of South Central Planning presented the historical background on the residential mobile home structure located at 107 Alex Ln, owned by Estate of Mary Stovall Taylor c/o Herman Scott, noting the following:

- The initial inspection was completed on March 22, 2021
  - "Derelict Structure and abandoned trailer"
- Follow up inspection by TPCG conducted on February 23, 2023 indicated the structure continued to be in Violation. *(Included for additional details)*
  - Abandoned derelict structure has broken windows pieced or siding missing exposing insulation and frame to weather. Roof and flash have

damage. Tall grass junk and trash surround structure”

- The initial inspection indicated this structure was, in fact, in such condition to be formally declared as dilapidated and dangerous, rendering it hazardous to the overall health, safety, and welfare to the general public and causing a blight problem, with the following conditions present:
  - The structure appeared to be abandoned.
  - It has not been maintained in a clean, safe, secure, and sanitary condition.
  - It has not been maintained free from weeds in excess of 12 inches.
  - It may be a place of rodent harborage.
  - The exterior has not been maintained in good repair, sanitary condition.
  - The roof and flashing have not been maintained in a sound, tight condition that would prevent the admittance of rain and/or dampness.
  - Windows and/or doors have not been maintained in sound condition, good repair, and weather tight.
  - The interior has not been maintained in a good, clean, and sanitary condition.
- The Notice of Violation was issued on March 24, 2021.
- Ms. Courtney Alcock was appointed ad hoc attorney for the matter.

South Central Planning Chief Building Official Charles Bertrand reported that the mobile home structure has been torn down, but the property has not been completely cleaned at this time then recommended that the matter be continued to allow the property owners to complete the work.

Mr. Watkins stated that, as of an inspection completed on April 10, 2025, this structure remains in violation and that South Central Planning recommends this structure be condemned.

Ad Hoc Attorney Courtney Alcock reported the property was properly advertised and that there was no response from the owner.

Planning and Zoning Director Christopher Pulaski stated that Administration concurs with the recommendation of South Central Planning.

Mr. D. Babin moved, seconded by Mr. J. Amedée, “THAT, the Council find the residential structure located at 107 Alex Ln, owned by Estate of Mary Stovall Taylor c/o Herman Scott per legal description,

A certain tract of land, situated in the Parish of Terrebonne, at about twelve miles below the City of Houma, on the left descending bank of Bayou Little Caillou, the western line of said property being 240 feet from the Smith Ridge Public Road; said property measuring a distance of sixty (60’) feet from its northern line to its southern lines, and one hundred twenty (120’) feet from its eastern line to its western line; bounded on the North by Harry Hellier, on the South by property of vendor, herein, on the East by property of vendor herein, and on the West by property of August George; together with all the buildings and improvements thereon

is in a dilapidated and dangerous condition that endangers the health, safety and welfare of the public; accordingly, the structure is hereby condemned, and the owner is hereby ordered to demolish, repair, and/or remove the structure by May 15, 2025; in default of which, the Terrebonne Parish Consolidated Government may proceed to do so, and, in accordance therewith, the Parish Administration be authorized to proceed with the bidding process for the demolition and/or removal.”

The Chairman called for the vote on the motion offered by Mr. D. Babin.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted.

Mr. D. Babin moved, seconded by Mr. J. Amedée “THAT, there being no further business to come before the Council, the meeting be adjourned.”

The Chairman called for the vote on the motion offered by Mr. D. Babin.

THERE WAS RECORDED:

YEAS: J. Amedée, C. K. Champagne, C. Hamner, D. Babin, S. Trosclair, B. Pledger, C. Harding, and C. Voisin, Jr.

NAYS: None.

ABSENT: K. Chauvin.

The Chairman declared the motion adopted and the meeting adjourned at 7:23 p.m.

ELISHA SMITH  
MINUTE CLERK

/S/ CARL HARDING, CHAIRMAN  
TERREBONNE PARISH COUNCIL

ATTEST:

/S/ TAMMY E. TRIGGS, COUNCIL CLERK  
TERREBONNE PARISH COUNCIL