

The Emergency meeting called by the Mayor and City Council of the City of Gretna, Louisiana was held on Tuesday, **March 25, 2027**; at Gretna City Hall, 740 Second Street, Council Chambers, on the second floor, Gretna, Louisiana.

### **Notice of Emergency Meeting (731-1/5 Governor Hall Street)**

Notice of the Special Meeting of the Mayor and City Council was duly posted on the bulletin board, main entrance of Gretna City Hall Building; 740 Second Street, Gretna, LA 70053; and on the City's Website.

#### **1. Call to Order and Roll Call:**

Mayor Belinda C. Constant was in the chair; the City Clerk was present; Mayor Constant called the meeting to order at 12:11 PM. The roll was called; a quorum of four Council Members was present; Wayne A. Rau, at Large; Rudy S. Smith, District 1; Michael A. Hinyub, District 2; and Mark K. Miller, District 3.

Absent: Jackie J. Berthelot, District 4.

#### **2. Invocation and Pledge of Allegiance**

Upon opening of the emergency meeting, Councilman Rau offered a prayer. Thereafter the Pledge of Allegiance was recited.

#### **3. Condemnation and Demolition Hearing:**

**731-1/2 Governor Hall Street** - Bernice Jackson et al, Charles Jackson.

Condemnation and demolition hearing on the structure at 731-1/2 Governor Hall Street, further described as Lot 9, Square 32, Brooklyn Subdivision.(Assessment No. 0100006343)

**Mr. David Greenberg, Appointed curator ad hoc:**

#### **Curator's Notes of Evidence**

**NOW**, comes David Greenberg, duly appointed curator ad hoc, appointed to represent the procedural interests of the owner and/or parties in interest in the above-described property, who with respect, represents:

That upon being served with the Emergency Notice of Appointment on March 24, 2025, by Mr. W. J. LeBlanc, City Attorney; he took limited steps to notify the owners of this property. According to the Abstract, this property was owned on the public records by Charles Jackson a/k/a Charles D. Jackson, Gloria Jackson wife of Helius Johson, Jr.; Sidney Jackson, Jr.; Warren Joseph Jackson; Samuel Ferdinand Jackson, Keith Ernest Jackson; Joyce Jackson divorced wife of Vernell Jackson divorced wife of James Miller; Micholle Gevonne Jackson a/k/a Nicolle Jackson.

Curator was able to accomplish actual notice as he was provided with a good contact telephone number for Charles Jackson; Mr. Jackson was made aware of the situation and told him that he had been in contact with Mr. LeBlanc multiple times. Mr. Charles Jackson seemed to have a representative present today; he asked the Curator for time; and it was explained to him that the emergency hearing would not been had if this matter was not an true emergency situation. It has the Council practice in the past to address these situations very quickly to protect the residents from health and safety issues.

The Curator ascertain that he was able to contact two Judgment Creditors; Credit Acceptance Corporation though its attorney and Capital One through its attorney and made them both aware of the proceedings.

That in doing the foregoing and upon proof of being presented to the Council of the condition of the property as dangerous to life and property, said curator ad hoc had no objection moving this matter forward and files this Note of Evidence herein.

#### **Building Official Report (731-1/2 Governor Hall Street)**

Miss Danika Gorrondona, Building Official, read into the record the written report from the building official on the property located at **731-1/2 Governor Hall Street** and recommended that the structure be demolished due to the following reasons/conditions below:

In conformity with the International Building Code as adopted by the City of Gretna, I hereby recommend the condemnation/demolition and removal of the building(s) and structure(s) on the above referenced property, the demolition and removal of the building(s) and structure(s) on the above reference property for the reasons indicated below:

- 1. Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic.
- 2. Any means of egress or portion thereof such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in dilapidated or nonworking conditions such that the means of egress could be rendered unsafe in case of fire or panic.
- 3. The stress in any material, member or portion thereof, due to all imposed loads including dead load exceeds the stressed allowed in the International Building Code for new buildings.
- 4. The building structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the International Building Code for new buildings.
- 5. Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the International Building Code for new buildings.
- 6. If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
- 7. The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.
- 8. The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the International Building Code or of a city, county or state law.
- 9. Any building, structure or portion thereof that is in such a condition as to constitute a public nuisance.
- 10. Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing used, constitutes a hazard or safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment. .

-Mr. W. J. LeBlanc, City Attorney pointed that this property was on the city's list of Environmental Court properties, it has deteriorated significantly in the last couple of months and with the influx of high winds that we have had, dangling pieces of the structure and nearby tree have been blowing onto the neighbor's house and damaging the adjacent property which has caused the city to initiate the emergency demolition proceedings.

-Mr. Alan Hero representing Mr. Charles Jackson on this property. Mr. Hero received a call from Mr. Charles Jackson about the notice received, and Mr. Jackson had told him he could demolish the structure this week; but Mr. Hero expressed that he was unaware of the ongoing issues with the property. Mr. Jackson was begging the Council for time to be able to demolish the building himself

Mr. W. J. LeBlanc stated for clarity, when these types of hearing happen, property owners expressed they want to do their own demolition; what is done, in a non-emergent situation, the condemnation would be ordered and suspend the execution of that for a period of time. In this matter the timeframe would be 72-hours suspension which would be through the end of the week. If Mr. Charles Jackson can get the structure demolished by the end of the week; he sees no problem with order going out as amended to that degree. In the event, the structure was not down by the close of business on Friday; on Monday, the city would have a contractor out there to demolish the structure.

-Miss Danika Gorrondona emphasized that a permit was needed to do the demolition. Had to do utilities disconnects (Ms. Gorrondona offered help). Also, clarified that when demolitions are done, then it becomes a grass issue; the property must be cleared absolutely to the ground.

Mr. LeBlanc clarified that if it was just some concrete, that would not be in compliance with the order, the city would have it removed, and the cost for that removal will be billed additionally to Mr. Jackson; and if not paid then the cost is attached to the property in the form of a lien and applied to the property's tax bill.

On a motion by **Councilman Smith** and seconded by **Councilman Hinyub**, **IT WAS RESOLVED** to accept the Curator Ad Hoc Notes of Evidence; and approve the recommendations by the Gretna Building Official ordering the condemnation and the immediate demolition of the building/structure at 731-1/2 Governor Hall Street, Gretna, Louisiana; suspending the execution of the demolition for 72-hours (by end of week) to allow the owner to have the demolition done by their own private contractor; and the property must be cleared to the ground, by the following vote:

Yeas: **Councilmen Smith, Hinyub, Rau, and Miller**

Nays: None

Absent: Jackie J. Berthelot, Council District 4.

Abstain: None

No comments from the public or Council members.

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## 5. Meeting Adjournment.

There was no further city business to conduct, and on a motion by **Councilman Rau** and seconded by **Councilman Smith**, the Emergency Meeting for March 25, 2025, adjourned at 12:16 PM; and the same was unanimously approved.

**/S/ NORMA J. CRUZ, LCMC**  
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**CITY CLERK**  
**CITY OF GRETNA**  
**STATE OF LOUISIANA**

**/S/ BELINDA C. CONSTANT**  
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**MAYOR**  
**CITY OF GRETNA**  
**STATE OF LOUISIANA**