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May 19, 2023

Thomas E. Stout Jr.
605 Krebs Avenue
Pascagoula, MS 39567

RE: ORDER FOR 605 KREBS AVENUE (PROPERTY ID #41700471.000)

Dear Mr. Stout:

At 9:00 a.m. on May 19, 2023, the City of Pascagoula held a hearing pursuant to the City's Code of Ordinances, Section 14-201, et seq., relating to your property at 605 Krebs Avenue (PIDN 41700471.000) (the "Property"). On May 5, 2023, you were mailed a complaint and written notice of this hearing. At the hearing, held at Pascagoula City Hall (603 Watts Avenue), you were provided an opportunity to speak and be heard. Building Official, Josh Church, additionally provided information and documentation regarding the condition of the Property.

Based on the information presented at the above-referenced hearing, the City has determined that the Property is unfit for human habitation, use, or occupancy. Specifically, the condition of the Property fails to meet the standards established by the International Property Maintenance Code (adopted by the City of Pascagoula, Code of Ordinances, Section 14-126) in the following respects:

- **302.8 (Motor Vehicles) - Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.**
- **302.1 (Sanitation) - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition**
- **302.5 (Rodent harborage) - All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.**

- **302.7 (Accessory Structures) - Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.**

Due to the forgoing deficiencies, which evidence dilapidation, disrepair, and uncleanliness, the Property is hereby determined to be dangerous or injurious to the health or safety of the public or the occupants of neighboring buildings. You are, therefore, hereby ordered to repair, alter, or otherwise improve the Property to address each of these items within forty-five (45) days of the date of this order. If you fail to comply within the time provided, the City may cause the Property to be closed and to be repaired, altered, or improved in accordance with this order. If such repairs, alterations, or improvements cannot be made at a reasonable cost in relation to the value of the building, the City may cause the building to be removed or demolished.

If the City makes repairs, alterations, or improvements as provided above, the cost of the repairs, alterations, improvements (or removal or demolition) shall be a lien against the land and assessed and collected as a special tax. In that event, the City Council shall fix a day for the hearing of objections to such assessment, and you will be provided notice of such hearing. If the amount of the special tax is not paid in full within six months from and after the date the assessment becomes final, the tax collector of the City shall proceed to advertise and sell the land, or a sufficient amount thereof to recover the special tax and all costs of the sale.

If you need any additional information regarding this order, you may contact me using the information above. You may also contact Planning and Building Director, Josh Church, at 228-938-6620 or jchurch@cityofpascagoula.com.

Sincerely,



Michael Silverman
Pascagoula City Manager