

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 2837 SOUTH EASON BOULEVARD

BASIC INFORMATION

- ▶ PARCEL: 113M-08-024-00
- ▶ CASE: 48034
- ▶ WARD: 3
- ▶ TAX VALUE: \$254,020
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side \$583,020

Left side \$17,680

Rear \$99,000

Across street \$3,399,440

TAXES/LIENS

Taxes – Arrears No city liens - No

VISUAL INDICATORS OF BLIGHT

- ▶ STRUCTURAL DAMAGE OR FAILURE - YES
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – YES
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - YES

CODE ENFORCEMENT HISTORY

- ▶ PRIOR VIOLATIONS: NO
- ▶ This commercial property has three buildings on it. The store is rented but the lease did not include the carwash. The warehouse is not rented but maintained by owner. The carwash is the property that is not being maintained. I spoke with them and they plan to make a dumpster enclosure out of the carwash. Waste Management has given approval so they have been given a 30 day extension.



HEARING NOTICE

03/31/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 48034

Vs.

BROOKS PROPERTIES, LLC

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **2837 South Eason Boulevard, Parcel #113M0802400, Tupelo, MS**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **04/01/2025 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p. m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, removing dilapidated fences, removing outside toilets, **demolishing dilapidated buildings, removing personal property and other debris**; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any future hearing.

WITNESS MY SIGNATURE, THIS THE 31st DAY OF MARCH, 2025.



**Tanner Newman, Director
Department of Development Services
City Of Tupelo, Mississippi**

NOTICES MAILED TO:

Brooks Properties, LLC
Attn: Charlotte Brooks Flanagan
PO Box 530
Tupelo, MS 38802

Albert G Delgadillo
Registered Agent for Brooks Properties, LLC
PO Box 7120
Tupelo, MS 38802

**CITY OF TUPELO
INSPECTION REPORT**

DATE: 02-10-2025

PARCEL #: 113M-08-024-00 OWNER: Brooks Properties, LLC

ADDRESS: 2837 South Eason Blvd OCCUPIED: ☐ VACANT: ☒

TYPE OF BUILDING: RESIDENTIAL: ☐
COMMERCIAL: ☐
UNKNOWN: ☐ OVERALL CONDITION OF BUILDING: _____

BUILDING STRUCTURE

- | | |
|---|---|
| <input type="checkbox"/> DEFECTIVE SILLS, PIERS, PORCHES, STEPS
<input type="checkbox"/> SAGGING OR UNSOUND: WALLS, FLOORS, ROOF OR CEILING
<input type="checkbox"/> RAILING AROUND PORCHES AND STEPS IF OVER 30" HIGH
<input type="checkbox"/> PROTECTIVE TREATMENT INADEQUATE
<input type="checkbox"/> DEFECTIVE INT. WALL SHEETING | <input type="checkbox"/> DEFECTIVE WINDOWS OR DOORS
<input type="checkbox"/> DEFECTIVE CEILINGS, & RAFTERS
<input type="checkbox"/> DEFECTIVE SHEETING
<input type="checkbox"/> DILAPIDATED ACCESSORY BUILDING
<input type="checkbox"/> NO RESTROOM PRIVACY |
|---|---|

PLUMBING / GAS

- | | |
|--|---|
| <input type="checkbox"/> WATER HEATER VENTED PROPERLY
<input type="checkbox"/> <10,000 BTU / BEDROOM / <6,000 BTU / BATHROOM
<input type="checkbox"/> WATER HEATER IN BATH OR BEDROOM CLOSETS
<input type="checkbox"/> CUT OFF VALVES ON ALL GAS APPLIANCES
<input type="checkbox"/> OXYGEN DEPLETION VALVES ON BATH AND BEDROOM HEATERS | <input type="checkbox"/> BROKEN SEWER OR DRAIN LINES
<input type="checkbox"/> MISSING OR DEFECTIVE FIXTURES
<input type="checkbox"/> WATER LEAKS IN PIPES / FIXTURES
<input type="checkbox"/> COLD WATER CUT OFF ON W/H
<input type="checkbox"/> W/H POP-OFF PIPED TO OUTSIDE |
|--|---|

ELECTRICAL

- | | |
|---|---|
| <input type="checkbox"/> DEFECTIVE EXTERIOR PANEL BOX AND MAST HEAD
<input type="checkbox"/> UNSAFE SWITCH BOXES / OUTLETS
<input type="checkbox"/> SMOKE DETECTORS IN EACH HALLWAY | <input type="checkbox"/> UNSAFE OR EXPOSED WIRING
<input type="checkbox"/> EXPOSED WIRING
<input type="checkbox"/> PANEL BOX LABELED
<input type="checkbox"/> PROPER GROUNDING |
|---|---|

SANITATION AND HEALTH CONDITION (INTERIOR / EXTERIOR)

- | | |
|---|---|
| <input type="checkbox"/> UNSANITARY INTERIOR
<input checked="" type="checkbox"/> EXCESSIVE LITTER AND DEBRIS ON PREMISES
<input type="checkbox"/> INADEQUATE FOOD PREPARATION AREAS, SHELVING, CABINET & DRAWERS
<input checked="" type="checkbox"/> JUNK / DEBRIS AROUND PERIMETER OF HOUSE | <input type="checkbox"/> INFESTATION OF INSECTS OR RODENTS
<input type="checkbox"/> OVER GROWN LOT
<input type="checkbox"/> ABANDONED MOTOR VEHICLE |
|---|---|

COMMENTS:

Brooks Oil has asked permission to use this structure as a dumpster location for the store. Wastemanagement has given their approval.
I have given them 30 days to make required corrections & improvements.

UTILITY SERVICE:

ELECTRIC
WATER
GAS

CONNECTED

- ☐
☐
☐

DISCONNECTED

- ☐
☐
☐

INSPECTION'S MOTION

- ☐ REPAIR ☒ ALTERATION ☐ VACATE TENANTS ☐ DEMOLITION

Lynnda Reid
BUILDING INSPECTOR (SIGNATURE)

10/10/2024

BROOKS PROPERTIES LLC
P O BOX 530
TUPELO, MS 38802-0530

BROOKS PROPERTIES LLC
2837 S EASON BLVD
TUPELO, MS 38804

Re: CASE # 48034
2837 S EASON BLVD,
PARCEL NUMBER: 113M0802400



Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

VIOLATION	DETAILS/REMEDY
BLDG MAINT	PLEASE REPAIR/REPLACE WHEREVER NEEDED TO BRING THE PROPERTY UP TO CODE
PREMISES IDENTIFICATION	PLEASE PLACE THE PREMISES ID ON THE FRONT FACE OF THE PROPERTY IN CONTRAST TO THE BACKGROUND
OPEN/OUTDOOR STORAGE & LITTER	PLEASE REMOVE THE TIRES, LITTER, AND DISCARDED JUNK IMMEDIATELY
MINIMUM LANDSCAPE STANDARDS	PLEASE WEED EAT/MOW TO MAINTAIN THE MINIMUM LANDSCAPE STANDARDS

**PLEASE CORRECT THE VIOLATION BY THE FOLLOWING
DATE IN ORDER TO BE IN COMPLIANCE:**

11/10/2024

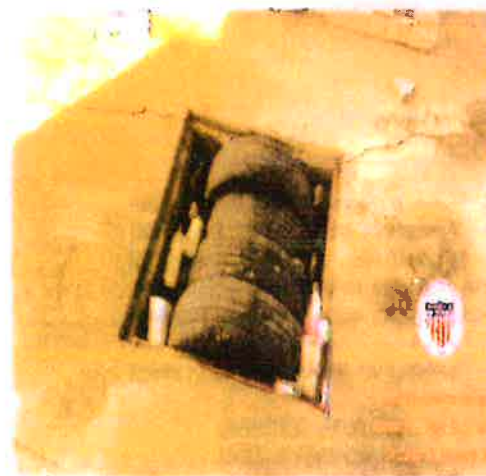
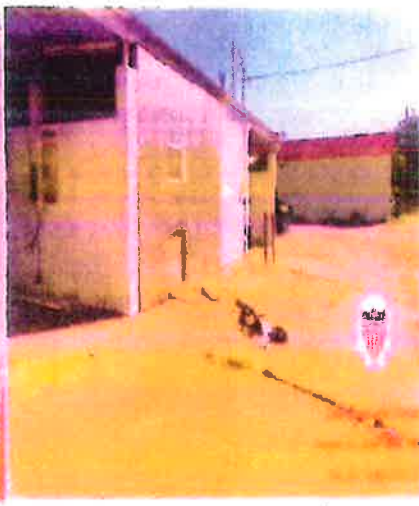
**REINSPECTION
DATE:**

11/10/2024

Thank you in advance for your compliance. If you have questions, please call 662-610-5667.

Sincerely,

Jeremy Bramlett
JEREMY BRAMLETT
Code Enforcement



BUILDING MAINTENANCE

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

IPMC SEC 110 - DEMOLITION (110.1-110.4

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCLUDED)

MINIMUM LANDSCAPE STANDARDS

(2) Minimum Landscape Standards

(a) One hundred percent (100%) of the front yard must be landscaped with proper materials including but not limited to grass, shrubs, and flowers. A maximum of twenty-five (25%) of the front yard may be concrete or paved.

(b) Shrubs must be planted in front of the house in the front yard of the property, as defined by Chapter 2 of this Ordinance. The shrubs may be planted a minimum of three (3) feet apart, on center, along the front side of the building. Shrubs must be kept trimmed and shaped.

(c) All landscaping must be maintained with regard to the mowing of grass, raking of leaves, and maintenance of landscape beds on the property.

(d) All landscaping must be maintained so as to ensure its continued growth.

PROPERTY MAINTENANCE - JUNK

11.6.3(8) Junk: It shall be unlawful for the owner or occupant of any property within the City to utilize said property for the storage and accumulation of used, discarded or worn out materials or manufactured products, whether reusable or not, including but not limited to appliances, building materials, building rubbish, trash, garbage, waste products, metal products, and similar items.

13.5.11 Penalties for Violations: No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

(2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.

(2) Each day that a violation continues shall constitute a separate and distinct violation or offense.