



City of Pass Christian
Community Development
200 West Scenic Drive
Pass Christian, Mississippi 39571
Phone: (228) 452-3316/3324 Fax: (228) 452-3044

RE : 105 Palm Ave.

1AUGUST2025

At approximately 1030 Hrs. on the above-noted date, I Spoke with Mr. Cody Reeves, Supervisor / Estimator for Servpro Restoration Services (Gulfport office), a nationally recognized company specializing in the cleaning and restoration of structures in conditions similar to those found at 105 Palm Ave.

Through our conversation, I described the condition of the home, based upon my observations while inside. These conditions are confirmed by not only myself, but multiple sworn police officers present at the time, as well as city animal control officer, the community services officer, and by an extensive amount of photographic evidence collected at the scene. Based on this information, Mr. Reeves said he could confidently estimate the cost to mitigate the unsanitary conditions inside of the home through removal of all waste, trash, debris, and the dead animal carcass, pressure washing and sanitizing, to cost approx. \$15/square foot. Mr. Reeves further advised that should it be necessary to remove sheet rock insulation, clean air ducts, etc., the cost could easily exceed \$20/square foot. Finally, Mr. Reeves concluded by saying that in his experience, the smell in the house based, on the information I provided, often is not able to be removed completely from a house. The only hope is for it to gradually lessen over the passage of time. Please note that this estimate does not include mitigation of the exterior conditions of the house, such as the piles of junk and personal belongings stored on the carport, pest control of the entire property for the flea infestation, or the abatement of the issues with the swimming pool.

Using the figures from the expert at Servpro and the square footage of the house, the estimated cost to mitigate the items included above is \$28,995 on the low end, and possibly in excess of \$38,660 on the high end. Again, this does not guarantee removal of the smell, or any of the above noted exceptions.

Next, I spoke with Mr. Brent Morreale, owner of Morreale Demolition, a well-known licensed, bonded professional, that has performed city mandated demolition in the past here in Pass Christian as well as other coast municipalities. He is well versed in the required procedures, and the expectations of the city. After being given the dimensions and scope of work required for a city mandated demolition, including the removal of the swimming pool, slab, sidewalk, and bringing in the necessary dirt to fill the hole from the pool and smooth the surface of the lot, Mr. Morreale submitted an estimate of \$8500 based on square footage and my verbal description of the property.



Billy J. Dauphin,

Code Official

City of Pass Christian

Billy Dauphin

From: Harold E. Fayard <hefayard@co.harrison.ms.us>
Sent: Tuesday, July 29, 2025 9:53 AM
To: Billy Dauphin
Subject: 105 Palm Ave

Caution: THIS IS AN EXTERNAL EMAIL AND MAY BE MALICIOUS. PLEASE TAKE CARE WHEN CLICKING LINKS OR OPENING ATTACHMENTS.

On 7-28-2025, the Harrison County Mosquito Control department responded to a condemned property at 105 Palm Ave. Pass Christian. We treated a neglected swimming pool, old tires and containers that were actively breeding mosquito larva. We used 96 oz. of a biological larvicide, called VectoBac. It's active ingredient is Bacillus Thuringiensis Israelensis.
Gene Fayard
Director, Harrison County Mosquito Control