

RESOLUTION NO. R-054-2018

A RESOLUTION OF THE LAFAYETTE CITY-PARISH COUNCIL AUTHORIZING THE NON-WARRANTY CASH SALE OF THE PROPERTY AT 202 CRESTVIEW CIRCLE BY PUBLIC BID PURSUANT TO LSA-R.S. 47:2201 ET SEQ.

BE IT RESOLVED by the Lafayette City-Parish Council, that:

WHEREAS, the Lafayette City-Parish Council has adopted Ordinance No. O-246-2015, and subsequent amendments, establishing a process by which adjudicated properties may be sold, donated, or otherwise disposed of; and

WHEREAS, the Lafayette City-Parish Council has adopted Ordinance No. O-488-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of Lafayette Parish, which Local Services Agreement assigns to Lafayette City-Parish Consolidated Government authority to oversee the sale, donation, or disposition otherwise of adjudicated properties; and

WHEREAS, the following political subdivisions with interests in adjudicated properties in parts or all of Lafayette Parish having agreed to the aforementioned Local Services Agreement: the City of Lafayette, the Parish of Lafayette, the Lafayette Parish Law Enforcement District and the Sheriff of Lafayette Parish; the Lafayette Parish School Board; the Lafayette Parish Library Board; the Lafayette Centre Development District; the Lafayette Economic Development Authority; the Bayou Vermilion District; the Lafayette Parish Tax Assessment District; the Lafayette Airport Commission; and the Teche-Vermilion Fresh Water District; and

WHEREAS, pursuant to LSA-R.S. 47:2201 *et seq.*, LSA-Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within Lafayette Parish, an eligible person may be desirous of initiating the Non-Warranty Cash Sale by Public Bid of the adjudicated property at 202 Crestview Circle and wherein the Lafayette City-Parish Consolidated Government may elect at a public meeting of the Lafayette City-Parish Council to facilitate the Non-Warranty Cash Sale by Public Bid of such adjudicated property; and

WHEREAS, the Lafayette City-Parish Consolidated Government Code of Ordinances at Ch. 72-30(g) permits that Non-Warranty Cash Sale by Public Bid of an adjudicated property be submitted to the Lafayette City-Parish Consolidated Government Council for approval of a resolution authorizing its sale; and

WHEREAS, the below-named Applicant for sale of the below-described property having submitted the necessary verifying information for compliance with Louisiana statutes and the Lafayette City-Parish Consolidated Government Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government having determined conformance by the below-named applicant with LSA-R.S. 47:2204 and with Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(g), and having pursuant to Lafayette City-Parish Consolidated Government Code of Ordinances Sec. 72-30(f) adopted as the minimum bid price for the above-identified property 75% of its fair market value, as that term is defined by LSA-R.S. 47:2321, as derived from the property's most current assessment in the Tax Assessor's files.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Lafayette City-Parish Council, that:

SECTION 1: All of the foregoing "Whereas" clauses are adopted as part of this resolution.

SECTION 2: The Lafayette City-Parish Council in due, regular and legal session convened, pursuant to Lafayette City-Parish Consolidated Government Code of Ordinances Sec. 72-30(e), approves the Non-Warranty Cash Sale by Public Bid of the below-described property (the "Property") initiated by the below-named applicant:

Applicant: Kenneth Charles

Assessment Number: 6022639

Property Address: 202 Crestview Circle, Lafayette, Louisiana, 70501

Legal Description: 202 Crestview Circle, Lafayette, LA 70501

"That certain parcel of ground, together with all buildings and improvements thereon and thereunto belonging, located in Section 51, Township 9 south, Range 4 East, and Section 57, Township 9 South, Range 5 East, City of Lafayette, being known and designated as LOT 20, HILLCREST SUBDIVISION, Lafayette Parish, Louisiana, as shown on a plat of survey prepared by Sellers, Schexnaider, Barnes and Associates, Inc., dated May 11, 1970, last revised September 8, 1970 and recorded under Act. No. 561768 of the records of the Lafayette Parish Clerk of Court's Office. The lot having such dimensions, boundaries, measurements, shape, form, location and configuration as shown on said subdivision plat. Also being bounded Easterly by Lot 19; Northerly by Crestview Circle; Westerly by Crestview Circle; and Southerly by Daigle Street. The lot being more fully shown on a plat of survey prepared by Richard C. Spikes, Inc., dated December 31, 1985

SECTION 3: Following completion by Lafayette City-Parish Consolidated Government of the bidding process preceding sale, and thereafter the acquiring person's compliance with:

a) the notice and publication requirements of, and lapse of the time periods described in, LSA-R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the Property or the filing of any action to annul as permitted by LSA-R.S. 47:2286 et seq.; and

b) the notice requirement imposed by Ch. 72-15(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; and

c) the filing requirement imposed by Ch. 72-16(b) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Sec. 72-12) shall upon request of the acquiring person cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale in that form attached hereto as Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Cash Sale should those circumstances described by Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-18(c) arise prior to such authentication.

SECTION 4: Following authentication of the Non-Warranty Cash Sale, the Administrator shall cause the acquiring person to file the Non-Warranty Cash Sale in the Lafayette Parish Clerk of Court's conveyance records, along with this resolution, which shall be annexed to and incorporated by reference into the Non-Warranty Cash Sale; and to comply with the filing requirements set forth at Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

SECTION 5: Sale of the Property is conditioned upon compliance with the dictates of this resolution, including the following:

1) The acquiring person is not a tax debtor or owner of the property, nor acting for, directly or indirectly, any tax debtor or owner of the property;

2) The acquiring person is not an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government, nor any member of the immediate family of any of the above, nor any entity in which any of them has a substantial economic interest, nor acting for, directly or indirectly, any of the aforementioned, without the affirmative consent by resolution of the Lafayette City-Parish Council;

3) The acquiring person shall permit re-entry and inspection of the property, at reasonable times and upon reasonable notice, by the Administrator or other agents of Lafayette City-Parish Consolidated Government, in order to verify compliance with any conditions imposed on the sale;

4) Compliance with the notice and filing requirements imposed by this resolution, the Louisiana Revised Statutes or by the Lafayette City-Parish Consolidated Government Code of Ordinances; and

5) Applicant's adherence to that property renovation plan attached hereto as Exhibit B.

SECTION 6: Should any suspensive condition prohibited by this resolution come to pass, or any resolutory condition required by this resolution cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale.

SECTION 7: All resolutions, or parts thereof, in conflict herewith are hereby repealed.

This resolution having been submitted to a vote, the results were as follows:

YEAS:

NAYS:

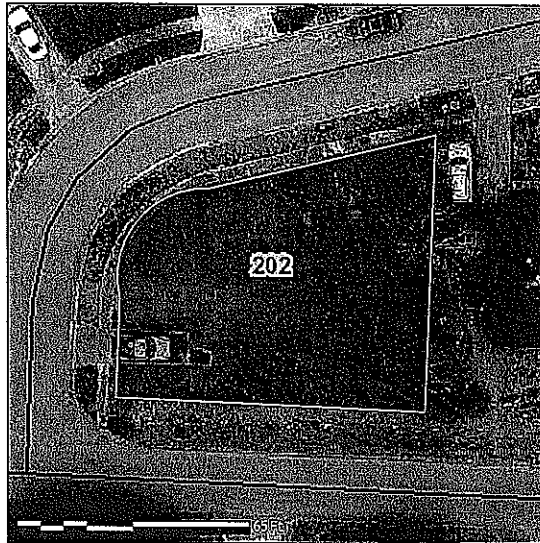
ABSENT:

ABSTAIN:

AND the resolution was declared adopted on this, the ____ day of _____, 2018.

VERONICA L. WILLIAMS, CLERK
LAFAYETTE CITY-PARISH COUNCIL

Parcel Report For 6022639



Address(es): 202 CRESTVIEW CIR LAFAYETTE 70501,
Subdivision: HILLCREST area
Subdivision ID: 1002672
Lot(s): 0020
 Township: 9 Range: 5 Section: 57
Legal Description(s): LOT 20 HILLCREST SUB
 (133.24X77.81X87X28)
Owner(s): MASTER HOLDING 98 INC, PARISH ADJUDICATION 1991,
 LAFAYETTE CITY ADJUDICATION 1994,
Mailing Address: P O BOX 1638
 WACO TX 76703-1638
Assessed Value: \$800.00

Transaction History

Doc Number	Date	Grantor(s)	Grantee(s)	Price	Type
950020601	01/01/1995	n/a	MASTER HOLDING 98 INC PARISH ADJ 1991/CITY ADJ 1	\$0.00	
940038026	01/01/1994	n/a	MASTER HOLDING 98 INC PARISH ADJ 1991/CITY ADJ 1	\$0.00	
910014700	05/08/1991	CHARLES CLAYTON ALLEN & CHARLES LISA GERALYN LEE	MASTER HOLDING 98 INC PARISH ADJ 1991/CITY ADJ 1	\$0.00	Transfer of Property
860002868	01/24/1986	COLE HOSMER WAYNE & WIFE	CHARLES CLAYTON ALLEN & CHARLES LISA GERALYN LEE	\$38,000.00	Transfer of Property
648664	01/01/1975	n/a	COLE HOSMER WAYNE & WIFE	\$0.00	Transfer of Property

Parcel Report For 6022639 (Cont'd)

<u>Valuations</u>		<u>Actual Market Value</u>	<u>Assessed Value</u>
<u>Description</u>			
Res Subd Lot		\$8,000.00	\$800.00
Total		\$8,000.00	\$800.00
		<u>Taxable Market</u>	<u>Taxable Assessed</u>
City		\$8,000.00	\$800.00
Homestead Exemption		\$0.00	\$0.00
Parish		\$8,000.00	\$800.00

[EXHIBIT A]
NON-WARRANTY CASH SALE
STATE OF LOUISIANA
PARISH OF LAFAYETTE

Be it Known, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

Lafayette City-Parish Consolidated Government,
referred to as "Seller," a political subdivision of the State of Louisiana, represented herein by _____, who, authorized by Resolution No. R-XXX-2018 of the Lafayette City-Parish Council, declared that:

Seller sells, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the political subdivision, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

[PURCHASER]

a _____, [for individuals, add marital status] whose permanent mailing address is _____, referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property".

This sale is made and accepted for and in consideration of the sum of _____ (\$ _____) cash, which Purchaser has paid to Seller.

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Sale is an essential condition of this Sale.

The [YEAR] ad valorem taxes are to be paid by Purchaser.

Remainder of this page intentionally blank

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned
competent witnesses, on this _____ day of _____, _____, in the city of
_____, Louisiana.

WITNESSES:

SELLER:
LAFAYETTE CITY-PARISH CONSOLIDATED
GOVERNMENT

Printed Name:

Printed Name:

Name: _____

Title: _____

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses on this _____ day of _____, _____, in the city of
_____, Louisiana.

WITNESSES:

Printed Name:

Printed Name:

PURCHASER:
[NAME OF PURCHASER]

Name: _____

Title: _____

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1
Legal Description

Assessment Number: 6022639

Property Address 202 Crestview Circle, Lafayette, LA 70501

That certain parcel of ground, together with all buildings and improvements thereon and thereunto belonging, located in Section 51, Township 9 south, Range 4 East, and Section 57, Township 9 South, Range 5 East, City of Lafayette, being known and designated as LOT 20, HILLCREST SUBDIVISION, Lafayette Parish, Louisiana, as shown on a plat of survey prepared by Sellers, Schexnaider, Barnes and Associates, Inc., dated May 11, 1970, last revised September 8, 1970 and recorded under Act. No. 561768 of the records of the Lafayette Parish Clerk of Court's Office. The lot having such dimensions, boundaries, measurements, shape, form, location and configuration as shown on said subdivision plat. Also being bounded Easterly by Lot 19; Northerly by Crestview Circle; Westerly by Crestview Circle; and Southerly by Daigle Street. The lot being more fully shown on a plat of survey prepared by Richard C. Spikes, Inc., dated December 31, 1985

Exhibit B
Renovation Plan

Applicant plan is to utilize property for the construction of a single family residential unit.

CASE NO. APD 0011

APPLICANT INFORMATION

Applicant Name Kenneth Charles Phone (337) 852-0399 Phone
 Email kctyquan@yahoo.com
 Applicant Address Applicant Municipality Lafayette
 Applicant Lives in Neighborhood Yes No N/A
 Applicant Services Neighborhood Yes No N/A
 If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 202 Crestview Assessment No. 6022639
 Neighborhood Golf Course Addition Subdivision Hillcrest Area
 Council District 4 Kenneth Boudreaux
 Adjudication Status City Parish
 Date Adjudicated 1991 1991
 Amount of Taxes Owed \$29,542.25 \$20,865.45
 Disposition Process Sale - Public Bid Legislative Process Sale/ALT to Prospective Occupant
*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance commit
 Minimum Bid Value 8000 1st Public Sale 6000 2nd Public Sale 2640
*Minimum bid used in public sale process as per 72.30 (f) and 72.31©
 Property Condition Calls for Service
 Vacant Law Enforcement 0
 Maintained Environmental 1 Debris
 Improved Housing 1 Demolition

RENOVATION PLAN *See Attached

Zoning Designation "RM-1" Residential Mixed
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Single Family Residential
 Is Consistent with Area Land Use Yes No N/A
 Intended Use Construct New Housing
 Description of Intended Use
 Property was previously improved but dwelling has been demolished. In addition, applicant has been maintaining property for some time and will construct his personal residential dwelling on the lot.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Applicant is approved for this disposition proceeding.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Applicant will be considered for future disposition proceedings.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Confirmed property is adjudicated.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
6. Applicant will construct his personal dwelling on this lot.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Conditions not satisfied
 1
 2
 3

LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT

APPLICATION FOR SALE, DONATION, OR ARM'S LENGTH TRANSFER OF ADJUDICATED PROPERTY

Date of Application: 10-20-18

Applicant Name: Kenneth Charles

Mailing Address: 649 E Alexander

City, State, Zip: Laf, LA 70501

Phone Number(s): 337-852-0399

Email: KCTYQuand@yahoo.com

- This application must be accompanied by additional checklists of requirements depending on whether this is an application for sale including adjoining property that you have been maintaining, donation to a non-profit or for an arm's length transfer.

Application for adjoining property: See appendix A

Application for donation: See appendix B

Application for arm's length transfer: See appendix C

Applications for sale: See appendix D

- **ORDINANCE PREFERENCES AND PRIORITIZATIONS:**

If more than one party is interested in the same property, this prioritization, as outlined in the Disposition Ordinance, is applied.

Description of Preferences and Priorities	Disposition Type	Applicable
1. Redemption by Owner	Redemption	
2. Acquisition by LCG or other political subdivisions to which property has been adjudicated.	Governmental Sale	
3. Sale or Arm's Length Transfer to Adjoining Property Owner (see Appendix A for definition)	Sale	
4. Sale or Arm's Length Transfer to Community or Local Organization	Sale	
5. Sale or Arm's Length Transfer to Intended Owner Occupant	Sale	

Application	Adjudicated Properties	Lafayette Consolidated Government
6. Donation to a Qualified Non-Profit	Donation	
7. Sale or Arm's Length Transfer to Person(s) domiciled within the boundaries of the traditional or historic neighborhood in which the property is located.		
8. Sale or Arm's Length Transfer to Any non-residential use not listed above.		

PROPERTY INFORMATION

Date of Adjudication:

City 94 Parish 91

Jurisdiction:

City Lafayette

Assessment No.:

6022639

Municipal Address:

202 Crestview^{KE} 649 E Alexandros Lafayette 7050

If available, please complete the following information.

Council District:

Legal Description:

Zoning Designation:

Improved or Unimproved:

* Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

LAFAYETTE CONSOLIDATED GOVERNMENT
PLANNING, ZONING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

APPLICATION FOR ADJUDICATED PROPERTY
PROPERTY RENOVATION PLAN

Applicant Name:

Kenneth Charles

Project Address:

202 Crestview Circle

Total Number of Sheets:

Zoning Designation:

RM-1

Condition of Property:

Good

Intended Use:

House

Land Uses of Adjacent and Vicinity Properties:

Residential

Submit three (3) sets of plans.

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which should include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

**RULES FOR SALE, DONATION, OR ARM'S LENGTH TRANSFER
OF ADJUDICATED PROPERTY
(November 2017)**

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division will make available a list of adjudicated properties throughout Lafayette Parish. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above *or* mail to:

Lafayette Consolidated Government
c/o The Development and Planning Department - Planning Division
P.O. Box 4017-C
Lafayette, LA 70502

Restrictions:

- An applicant cannot be a tax debtor.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.
**An incomplete application will not be processed.*

Rules:

- In the event of a public sale, a minimum bid shall be required. In addition, a deposit shall be required of the initial applicant.
- In the event of a sale to an adjoining property owner, the applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
- The adjoining property owner must sign an affidavit that they have been maintaining the subject adjudicated property for more than a year.
- In the event of a non-profit request for donation, there is a \$500 application fee.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that i have read and understand the application and general conditions for disposition of adjudicated property, i fully understand and agree that in accordance with said conditions, i am not the original owner of record or an immediate family member of the original owner of record, nor do i hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Kenneth Charles
Name (Printed)

[Signature]
Signature

Administrator (Documenting Receipt of Application)

6-20-18
Date

6/20/2018
Date

***Request for Arm's Length Transfer and Waiver of Taxes, Penalties, Interest and Other Charges**

Name (Printed)

Signature

Date

Administrator (Documenting Receipt of Application)

Date

Lafayette Parish Assessor's Office - Real Estate Property Assessment
Assessment No: 6022639

Property Location

202 CRESTVIEW CIR LAFAYETTE 70501
Primary Use: Residential

Neighborhood: 404100.00 Golf Course/Meadows/Best Sub Area
Subdivision: HILLCREST area
Subdivision: HILLCREST SUBDIVISION
0020
Township: 9

Range: 5

Section: 57

Legal Descriptions

LOT 20 HILLCREST SUB
(133.24X77.81X87X28)

Property Owners

LAFAYETTE CITY ADJUDICATION 1994
MASTER HOLDING 98 INC
PARISH ADJUDICATION 1991

Property Mailing Address

P O BOX 1638
WACO, TX 76703-1638

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
950020601	01/01/1995		MASTER HOLDING 98 INC + PARISH ADJ 1991/CITY ADJ 1	
940038026	01/01/1994		MASTER HOLDING 98 INC + PARISH ADJ 1991/CITY ADJ 1	\$0.00
910014700	05/08/1991	CHARLES CLAYTON ALLEN & + CHARLES LISA GERALYN LEE	MASTER HOLDING 98 INC + PARISH ADJ 1991/CITY ADJ 1	\$38,000.00
860002868	01/24/1986	COLE HOSMER WAYNE & WIFE	CHARLES CLAYTON ALLEN & + CHARLES LISA GERALYN LEE	\$0.00
648664	01/01/1975		COLE HOSMER WAYNE & WIFE	

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2009	\$102.62	\$484.83
2008	\$102.04	\$482.88

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$8,000.00	\$800.00
Total	\$8,000.00	\$800.00
	Taxable Market Value	Taxable Assessed Value
City	\$8,000.00	\$800.00
Homestead Exemption	\$0.00	\$0.00
Parish	\$8,000.00	\$800.00



Lafayette Parish Sheriff's Office
Mark T. Garber, *Sheriff and Ex-Officio Tax Collector*

6/12/2018

CHARLES CLAYTON ALLEN & CHARLES LISA GERALYN LEE
202 CRESTVIEW CIRCLE
LAFAYETTE, LOUISIANA 70507

Tax Notice#: 22639
202 CRESTVIEW CIRCLE

TAX YEAR 1991	
TAXES:	205.89
INTEREST/PENALTY:	1,191.96
REDEMPTION FEE:	150.00
PENALTIES:	150.00
TAX YEAR 1992	
TAXES:	195.93
INTEREST:	601.51
TAX YEAR 1993	
TAXES:	195.12
INTEREST:	575.60
TAX YEAR 1994	
TAXES:	200.48
INTEREST:	567.36
TAX YEAR 1995	
TAXES:	198.83
INTEREST:	538.83
TAX YEAR 1996	
TAXES:	178.77
INTEREST:	463.01
TAX YEAR 1997	
TAXES:	182.54
INTEREST:	450.87
TAX YEAR 1998	
TAXES:	181.45
INTEREST:	426.41

TAX YEAR 1999	
TAXES:	179.93
INTEREST:	401.24
TAX YEAR 2000	
TAXES:	175.50
INTEREST:	370.31
TAX YEAR 2001	
TAXES:	168.98
INTEREST:	334.58
TAX YEAR 2002	
TAXES:	292.92
INTEREST:	544.83
TAX YEAR 2003	
TAXES:	299.68
INTEREST:	521.44
TAX YEAR 2004	
TAXES:	323.17
INTEREST:	523.54
CERT. NOTICE:	10.00
TAX YEAR 2005	
TAXES:	326.50
INTEREST:	489.75
TAX YEAR 2006	
TAXES:	328.17
INTEREST:	452.87
TAX YEAR 2007	
TAXES:	329.80
INTEREST:	415.55
TAX YEAR 2008	
TAXES:	482.88
INTEREST:	550.48
CERT. NOTICE:	15.00
TAX YEAR 2009	
TAXES:	484.83
INTEREST:	494.53
TAX YEAR 2010	
TAXES:	482.50
INTEREST:	434.25
TAX YEAR 2011	
TAXES:	483.30
INTEREST:	376.97

TAX YEAR 2012	
TAXES:	481.93
INTEREST:	318.07
TAX YEAR 2013	
TAXES:	471.06
INTEREST:	254.37
TAX YEAR 2014	
TAXES:	486.28
INTEREST:	204.24
TAX YEAR 2015	
TAXES:	479.65
INTEREST:	143.90
TAX YEAR 2016	
TAXES:	481.20
INTEREST:	86.62
TAX YEAR 2017	
TAXES:	481.20
INTEREST:	28.87
Total Due:	\$20,865.45

*** MUST BE PAID WITH CASHIERS CHECK OR MONEY ORDER ***
 *** PAYABLE TO: LAFAYETTE PARISH TAX COLLECTOR ***

***WE MUST RECEIVE YOUR REDEMPTION PAYMENT BY 6/30/2018 , THE
 CURRENT AMOUNT OWED IS ONLY VAILD UNTIL 6/30/2018 ***


 COLLECTIONS CLERK

Lafayette Consolidated Government
City of Lafayette
705 West University Avenue
Lafayette, LA 70506

CHARLES CLAYTON ALLEN & LISA

ix Notice#: 22639
rcels: 22639

TAX YEAR 1991	120.30
TAXES:	521.10
INTEREST/PENALTY:	45.00
REDEMPTION FEE:	18.00
AD FEES:	4.50
CERT. NOTICE:	10.00
RECORDING FEE:	
TAX YEAR 1992	184.28
TAXES:	565.74
INTEREST:	15.00
AD FEES:	5.00
CERT. NOTICE:	10.00
RECORDING FEE:	
TAX YEAR 1993	432.78
TAXES:	1,276.70
INTEREST:	19.50
AD FEES:	4.50
CERT. NOTICE:	10.00
RECORDING FEE:	
TAX YEAR 1994	244.78
TAXES:	692.73
INTEREST:	20.00
AD FEES:	5.00
CERT. NOTICE:	10.00
PENALTIES:	
TAX YEAR 1995	349.96
TAXES:	948.39
INTEREST:	20.00
AD FEES:	5.00
CERT. NOTICE:	10.00
PENALTIES:	
TAX YEAR 1996	

TAXES:	359.21
INTEREST:	930.35
TAX YEAR 1997	
TAXES:	478.66
INTEREST:	1,182.29
TAX YEAR 1998	
TAXES:	338.18
INTEREST:	794.72
TAX YEAR 1999	
TAXES:	533.18
INTEREST:	1,188.99
TAX YEAR 2000	
TAXES:	3,737.53
INTEREST:	7,811.44
TAX YEAR 2001	
TAXES:	161.14
INTEREST:	319.06
TAX YEAR 2002	
TAXES:	45.86
INTEREST:	85.30
CERT. NOTICE:	10.00
AD FEES:	70.00
TAX YEAR 2003	
TAXES:	303.76
INTEREST:	525.50
CERT. NOTICE:	10.00
AD FEES:	70.00
TAX YEAR 2004	
TAXES:	309.11
INTEREST:	497.67
CERT. NOTICE:	10.00
AD FEES:	95.00
TAX YEAR 2005	
TAXES:	309.11
INTEREST:	460.57
AD FEES:	95.00
CERT. NOTICE:	15.00
TAX YEAR 2006	
TAXES:	69.11
INTEREST:	94.68
AD FEES:	95.00
CERT. NOTICE:	15.00

TAX YEAR 2007	
TAXES:	346.60
INTEREST:	433.25
CONVERSION PENALTY:	110.00
TAX YEAR 2008	
TAXES:	102.04
INTEREST:	115.31
CONVERSION PENALTY:	85.00
TAX YEAR 2009	
TAXES:	102.62
INTEREST:	103.65
CONVERSION PENALTY:	80.00
TAX YEAR 2010	
TAXES:	102.61
INTEREST:	92.35
TAX YEAR 2011	
TAXES:	102.61
INTEREST:	80.04
TAX YEAR 2012	
TAXES:	102.61
INTEREST:	67.72
TAX YEAR 2013	
TAXES:	102.61
INTEREST:	55.41
TAX YEAR 2014	
TAXES:	102.61
INTEREST:	43.10
TAX YEAR 2015	
TAXES:	102.61
INTEREST:	30.78
TAX YEAR 2016	
TAXES:	101.81
INTEREST:	17.31
ENVIRONMENTAL LIEN:	283.00
TAX YEAR 2017	
TAXES:	101.81
INTEREST:	6.11
Total Due:	\$29,542.25

THE ABOVE FIGURES ARE GOOD THRU: 6/11/2018 , AND MUST BE RECEIVED ON OR BEFORE 6/11/2018

IN THE OFFICE OF:

LAFAYETTE CONSOLIDATED GOVERNMENT
CITY OF LAFAYETTE
1875 W PINHOOK RD STE B
PO BOX 4024
LAFAYETTE, LOUISIANA 70502
TELEPHONE: (337) 291-8272

**MUST BE PAID WITH CASHIER'S CHECK OR MONEY ORDER PAYABLE TO:
LAFAYETTE CONSOLIDATED GOVERNMENT TAX COLLECTOR**



RECEIVED

JUL 24 2018

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Development and Planning Department
Office of the Director (9010)

TO: Lowell Duhon **DATE:** July 24, 2018

FROM: Danielle Breaux, Director

SUBJ: **202 CRESTVIEW CIRCLE**
ADJUDICATED PROPERTY DISPOSITION OF SALE BY PUBLIC BID
RESOLUTION FOR ADOPTION – AUGUST 7, 2018

Enclosed for your review and consideration is a proposed resolution facilitating the disposition of 202 Crestview Circle (see attached assessor's map), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by approving the sale by public bid of 202 Crestview Circle.

The authority for a municipality to facilitate the disposition of adjudicated properties is granted by the State via La. R.S. 47:2201 et seq., as well as Constitutional Article VII, Sec. 14(B).

As per Ordinance O-246-2015 (adopted November 17, 2016) and Ordinances O-40-2016 and O-150-2017 (adopted March 1, 2016, and August 8, 2017) LCG has established its authority to dispose of adjudicated properties through a variety of means, as follows:

1. By sale, to either:
 - a. (An) interested party or parties;
 - b. An adjoining property owner who has provided maintenance to the adjudicated property for at least one (1) year;
2. By donation to a qualified non-profit; or,
3. By Arm's Length Transfer.

This particular disposition will facilitate a sale by public bid and satisfies the intent of the Council in its adoption of the disposition ordinance (found in Section 72-11 of the LCG Code of Ordinances):

"The Lafayette City-Parish Council finds that sale or donation of adjudicated property is in the best interests of the City and Parish of Lafayette, both for housing and economic redevelopment purposes. Further, the Lafayette City-Parish Council finds that accumulation of taxes, interest, penalties and other charges against adjudicated property are 'blights' due to the depressive effect of under- or un-utilized properties on surrounding property values; and that adjudicated property is thus 'blighted' as that term is used by the Constitution of Louisiana."



Section 72 of the Code of Ordinances has subsequently provided for a process wherein four prerequisites must be satisfied to facilitate the transfer of the property. These are:

1. The filing of an initial application;
2. Council approval of a
 - a. Sale by public bid; and/or,,
 - b. Site renovation plan;
3. A public notice process performed by the (successful) applicant; and,
4. The filing of the necessary affidavits with the Clerk of Court's Office.


This resolution will fulfill the second of the four prerequisites; after adoption of the resolution the applicant is responsible for steps three and four.

Please find enclosed the following:

1. Submittal Item Justification Form
2. Resolution
3. Staff Report
4. Application Packet (including disposition application with renovation plan, assessor's report adjudicated property, LUS and Lafayette Parish Sheriff's Office reports on City and Parish taxes and public liens owed).

Specific to this property and application, delinquent taxes in the amounts of \$29,542.25 (City) as well as \$20,865.45 (Parish) exist and both go back to 1991, with the most recent assessments being \$107.92 and \$510.07 respectively. The fair market value on this property is \$8,000 and, as per Section 72-30(f) of the Code of Ordinances, which sets the initial minimum bid price at 75% of the FMV, the established minimum bid price for this property is \$6,000.

If all is in order, please place on the agenda for adoption on the August 7, 2018, agenda.



Danielle Breaux, Director
Development and Planning Department

DB/kdt

Attachments

**LAFAYETTE CITY/PARISH COUNCIL MEETING
AGENDA ITEM SUBMITTAL FORM**

1) **JUSTIFICATION FOR REQUEST:** To authorize a Resolution facilitating the disposition of 202 Crestview Circle, an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by approving the non-warranty cash sale by public bid of said property.

2) **ACTION REQUESTED:** Approval by the Lafayette City-Parish Council
If this involves a budget revision, please complete a budgetary revision form.

3) **COUNCIL DISTRICT(S) (if applicable):** 3

4) **REQUESTED ACTION OF COUNCIL:**

A) **INTRODUCTION:** _____

B) **FINAL ADOPTION:** August 7, 2018

5) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**

A) Cover Memo (3 pages)

B) Submittal Item Justification Form (1)

C) Resolution (9)

D) Staff Report (1)

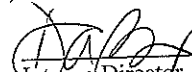
E) Application Packet (14 pages, including application with renovation plan, assessor's report on this adjudicated property, LUS and Lafayette Parish Sheriff's Office reports on City and Parish taxes and public liens owed.

6) **FISCAL IMPACT:**

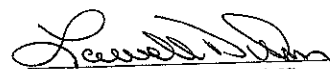
_____ Fiscal Impact:

X No Fiscal Impact

7) **RECOMMENDED BY:**



Interim Director



Chief Administrative Officer

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