

**JO-031-2022**

**103 Essie Street – Donation to Qualified Non-Profit**

**Sun CHDO – Applicant**

**Adjudicated since    City, 2010 - \$6,800.14  
                                 Parish, 2010 – \$2,304.31**

**Property value – \$13,400.00**

**Council                City Council District 1 – Pat Lewis  
                                 Parish Council District 5 – A.B. Rubin**

ORDINANCE NO. JO-031-2022

**A JOINT ORDINANCE OF THE LAFAYETTE CITY COUNCIL AND THE  
LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY  
DONATION OF VARIOUS ADJUDICATED PROPERTIES TO SUN COMMUNITY  
HOUSING DEVELOPMENT ORGANIZATION (SUN CHDO) PURSUANT TO LA. R.S.  
47:2205**

**BE IT ORDAINED** by the Lafayette City Council and the Lafayette Parish Council, that:

**WHEREAS**, the Lafayette City-Parish Council 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 adopted Ordinance No. O-155-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of the Parish of Lafayette, 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 the Parish of Lafayette 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 La. 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 the Parish of Lafayette, Lafayette City-Parish Consolidated Government may by ordinance effect the Non-Warranty Donation of any identified adjudicated property to the extent allowed by, and for the purposes allowed by, the Louisiana Constitution; and

**WHEREAS**, the below-named Applicant for donation of the below-described properties having submitted necessary verifying information for compliance with Louisiana statutes and the Lafayette City-Parish Consolidated Government Code of Ordinances.

**NOW, THEREFORE, BE IT FURTHER ORDAINED** by the Lafayette City Council and the Lafayette Parish Council, that:

**SECTION 1:** All of the aforescribed "Whereas" clauses are adopted as part of this ordinance.

**SECTION 2:** The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session jointly convened do hereby declare their intention to donate the below-described properties (the "Properties") to the below-named Applicant:

**Applicant:** SUN Community Housing Development Organization, Christopher J. Williams

**Property #1**

**Assessment Numbers:** 6022201

**Physical Addresses:** 103 Essie Street, Lafayette, Louisiana, 70501

**Legal Description:**

"That certain tract or parcel of ground together with all buildings and improvements thereon, being known and designated as Lot 60 (60') of the DUGAS SUBDIVISION, Third Ward, Parish of Lafayette, Louisiana, said parcel of ground having frontage of Seventy-Five (75') feet on Essie Street by a depth between parallel lines of One Hundred Four (104') feet and being bounded east by Essie Street, South by Lot Fifty-Nine (59), West by Lot Fifty-Seven (57), and North by Lot Sixty-One (61), all of said subdivision, said property being more fully shown on a plat of survey of the said Dugas Subdivision, on file in the records of the Clerk of Court's Office for Lafayette Parish, Louisiana."

**Property #2**

**Assessment Number:** 6033513

**Physical Address:** 117 Lena Street, Lafayette, Louisiana, 70501

**Legal Description:**

"That certain parcel of ground with all improvements, situated in the City and Parish of Lafayette, Louisiana, being known and designated as Lot Nine, ELEMENTARY HEIGHTS SUBDIVISION, said lot having a frontage of 50 feet on Lena Street, with such other dimensions and boundaries as are shown on the current plat of survey prepared by Fred L. Colomb, Registered Surveyor, dated October 7, 1982. Being the same property acquired under Entry No. 82-028203 and Entry No. 87-033718."

**Property #3**

**Assessment Number:** 6022683

**Physical Address:** 314 Portlock Street, Lafayette, Louisiana, 70501

**Legal Description:**

"A certain lot of land situated in the Portlock Addition to the City of Lafayette, Louisiana, measuring fifty feet front on a twenty-foot street by one hundred twenty and 5/10 feet in depth; bounded north by a 20-foot street running along the rest of this lot, south by the twenty-foot street that said lot fronts on, east by Lot Two of Block Two, of said Portlock Addition, and West by property of Francis Jolivet. This said lot is designated as a Lot One of Block Two of said Portlock Addition, as set out on a map of said addition on file in the Clerk of Courts office of Lafayette Parish, Louisiana. Being the same property acquired by the mortgagor herein on November 12, 1941, from Emeline Portlock, of record in the office of the Clerk of Court, Lafayette Parish, Louisiana."

**SECTION 3:** Following the Applicant's compliance with:

a) the notice and publication requirements of, and lapse of the time periods described in, La. R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the

appropriate property or the filing of any action to annul as permitted by La. 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(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Chapter 72-12) shall upon request of the Applicant cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Donation to Applicant in that form attached hereto as Exhibit A, as such may be amended to account for the occurrence of any of those circumstances causing one or more of the Properties to be stricken from Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Donation should those circumstances described by the 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 Donation, the Administrator shall cause Applicant to file the Non-Warranty Donation in the Lafayette Parish Clerk of Court's conveyance records, along with this ordinance, which shall be annexed to and incorporated by reference into the Non-Warranty Donation; and to comply with the filing requirements set forth at Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

**SECTION 5:** After compliance with the filing requirements set forth at Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances, the acquiring person(s) shall submit copies of the affidavit required by that subsection 72-16(e) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

**SECTION 6:** Donation of the Properties to Applicant is conditioned upon compliance with the dictates of this ordinance, including the following:

1) Applicant is not a tax debtor or owner of the Properties, nor acting for, directly or indirectly, any tax debtor or owner of any of the Properties;

2) Applicant 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, will become, directly or indirectly, an acquiring person, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;

3) Applicant shall permit re-entry and inspection of each of the Properties, at reasonable times and upon reasonable notice, by the Administrator or other agents of the Government, in order to verify compliance with any conditions imposed on the donation;

4) Applicant's compliance with the notice and filing requirements imposed by this ordinance, the Louisiana Revised Statutes or by the Lafayette City-Parish Consolidated Government Code of Ordinances;

5) Applicant's maintenance of the Properties in a clean and sanitary condition;

6) Applicant's use of the Properties for purposes consistent with Art. VII, Sec. 14(B) of the Louisiana Constitution; and

7) Applicant's adherence to those property renovation plans attached hereto as Exhibit B.

**SECTION 7:** Should any suspensive condition prohibited by this ordinance come to pass, or any resolutive condition required by this ordinance cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Donation to Applicant with respect to those one or more of the Properties as to which such condition occurred or ceased, as applicable.

**SECTION 8:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

**SECTION 9:** After first having been adopted by a majority of the authorized membership of both the Lafayette Parish Council and the Lafayette City Council, this joint ordinance shall become effective upon signature of this joint ordinance by the Lafayette Mayor-President, the elapse of ten (10) days after receipt by the Lafayette Mayor-President without signature or veto, or upon override of a veto, whichever occurs first.

\* \* \* \* \*

## RENOVATION PLAN

Assessment Numbers: 6022201

Physical Addresses: 103 Essie Street, Lafayette, LA

Applicant's plan for construction on a single-family unit shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

CASE NO. APD 2022-012

APPLICANT INFORMATION

Applicant Name SUNCHDO Phone (337) 501-7617  
Chris Williams Email ciwilliamsphd@gmail.com  
Applicant Address 3419 NW Evangeline Thwy. Applicant Municipality Lafayette  
Applicant Lives in Neighborhood  Yes  No  N/A  
Applicant Services Neighborhood  Yes  No  N/A  
If yes, in what capacity? CHDO

ADJUDICATED PROPERTY INFORMATION

Property Address 103 Essie Street Assessment No. 6022201  
Neighborhood Mills Addition Subdivision Dugas Subdivision  
City District 1 Pat Lewis Parish District 5 Abraham Rubin  
Adjudication Status City Parish  
Date Adjudicated 2010 2010  
Amount of Taxes Owed \$6,800.14 \$2,304.31

Disposition Process Donation Legislative Process Donation to Qualified Non-Profit

\*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$13,400 1st Public Sale N/A 2nd Public Sale N/A

\*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition Calls for Service 0  
Vacant Vacant Law Enforcement 0  
Maintained Maintained Environmental 0  
Improved Improved Housing 0

RENOVATION PLAN \*See Attached

Zoning Designation "CH" Commercial Heavy  
Meets Zoning Standard for District  Yes  No  N/A  
Assessor's Description Res Subd Lot  
Is Consistent with Area Land Use  Yes  No  N/A  
Flood Zone X  
Will Require Mitigation  Yes  No  N/A

Intended Use Construct New Housing

Description of Intended Use

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015.  Yes  No  N/A
2. Applicant is approved for this disposition proceeding.  Yes  No  N/A
3. Applicant will be considered for future disposition proceedings.  Yes  No  N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015.  Yes  No  N/A
5. Confirmed property is adjudicated.  Yes  No  N/A
6. Affidavit(s) have/has been provided.  Yes  No  N/A

Conditions not satisfied

- 1
- 2
- 3