

**JO-074-2023**

**Assessment No. 6035934**

**212 East Cypress Street – Donation to Qualified Non-Profit**

**Year Round Open Door Ministries, Jessica Chaisson – Applicant**

**Adjudicated since      City, 2012 -\$1,968.81  
                                 Parish, N/A – \$7,415.48**

**Property value – \$77,940.00**

**Council                  City Council District 5 – Glenn Lazard  
                                 Parish Council District 5 – A.B. Rubin**

**ORDINANCE NO. JO-074-2023**

**A JOINT ORDINANCE OF THE LAFAYETTE CITY COUNCIL AND THE  
LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY  
DONATION OF THE PROPERTY LOCATED AT 212 EAST CYPRESS STREET TO  
YEAR ROUND OPEN DOOR MINISTRIES, INC., A CERTIFIED NON-PROFIT,  
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 property 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 property (the "Property") to the below-named Applicant:

**Applicant:** Year Round Open Door Ministries, Inc. – Jessica Chaisson

**Assessment Numbers:** 6035934

**Physical Addresses:** 212 East Cypress Street, Lafayette, Louisiana, 70501

**Legal Description:**

"That certain lot of ground, together with all buildings and improvements thereon, situated in BLOCK "B" of the McCOMB ADDITION in the City of Lafayette, Parish of Lafayette, Louisiana, measuring Forty-Three (43) feet front on East Cypress Street by a depth between parallel lines of Seventy-Two and Five-Tenths (72.5) feet, and being the NORTHERLY THIRTY AND FIVE-TENTHS (N/30.5) FEET of LOTS NO. ONE, TWO and THREE (1, 2 & 3) of said BLOCK "B" and the SOUTHERLY TWELVE AND ONE-HALF (S/12 1/2) feet of an alley abutting Lots No. One, Two and Three (1, 2 & 3) of BLOCK '13" of McComb Addition on the North, said property being bounded northerly by the northerly half of said abandoned alley, southerly by southerly portions of Lots No. 1, 2 and 3 of Block "B" acquired by Willis Dalton LeBlanc by Act No. 116176."

**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 Chapter 72-15(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; and

c) the filing requirement imposed by Chapter 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. 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 Chapter 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 Chapter 72-16(b) and Chapter 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

**SECTION 5:** After compliance with the filing requirements set forth at Chapter 72-16(b) and Chapter 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 Property 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 Property, nor acting for, directly or indirectly, any tax debtor or owner of the Property;

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 the Property, 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 Property in a clean and sanitary condition;

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

7) Applicant's adherence to the property renovation plan attached hereto as Exhibits B, respectively.

**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.

**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.

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### RENOVATION PLAN

Applicant's plan for the rehabilitation or demolition and reconstruction of a single-family unit shall be as follows:

1. After acquisition of the property, LCG may inspect the existing house and the applicant should begin renovation efforts within six (6) months (*upon provision of a final report by LCG staff*) to comply with the infractions stipulated in the inspection report.
2. In the event of a demolition of the existing structure, any and all work regarding new structures on this parcel can be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
3. Any and all work done to any structures considered historic or eligible to be historic using the definition in the International Building Code, must be approved by the Community Development and Planning Department before any permit is issued.
4. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
5. After acquisition of the property, LCG will inspect any new rental rehabilitation or construction every three (3) years to ensure code compliance.

CASE NO. APD 2023-0005

**APPLICANT INFORMATION**

Applicant Name Year Round Open Door Ministries, Inc. (337) 781-5053  
 Email suavehousebeauty@gmail.com

Applicant Address 103 Sybil Drive Applicant Municipality Lafayette  
 Applicant Lives in Neighborhood  Yes  No  N/A  
 Applicant Services Neighborhood  Yes  No  N/A  
 If yes, in what capacity? Social Services Facility

**ADJUDICATED PROPERTY INFORMATION**

Property Address 212 East Cypress Street Assessment No. 6035934  
 Neighborhood Downtown Subdivision McComb Addition  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin

Adjudication Status City Parish  
 Date Adjudicated 2012 N/A  
 Amount of Taxes Owed \$1,968.81 \$7,415.48

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 \$77,940 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 Law Enforcement 0  
 Maintained Environmental 0  
 Improved Housing 0

**RENOVATION PLAN** \*See Attached

Zoning Designation "D" Downtown  
 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  
 Flood Zone X  
 Will Require Mitigation  Yes  No  N/A

Intended Use Extend Property  
 Description of Intended Use  
 Applicant will refurbish property or, if necessary, demolish property to use for low-income housing..

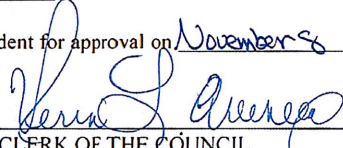
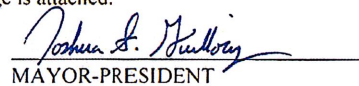

**Administrator Notes**

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



DISPOSITION OF ORDINANCE NO. JO-074-2023

1. This ordinance was introduced: October 17, 2023  
YEAS: Tabor,  
Carlson, Guilbeau, Rubin  
NAYS: None  
ABSENT: K. Naquin  
ABSTAIN: None  
  
This ordinance was introduced:  
YEAS: Lewis, A. Naquin,  
Hebert, Cook, Lazard  
NAYS: None  
ABSENT: None  
ABSTAIN: None  
  
Final disposition by **Parish Council**:  
November 7, 2023  
YEAS: Tabor, K. Naquin,  
Carlson, Guilbeau, Rubin  
NAYS: None  
ABSENT: None  
ABSTAIN: None  
  
Final disposition by **City Council**:  
YEAS: Lewis, A. Naquin,  
Hebert, Cook, Lazard  
NAYS: None  
ABSENT: None  
ABSTAIN: None
2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on October 20, 2023.
3. This ordinance was presented to the Mayor-President for approval on November 8, 2023, at 11:15 o'clock a.m.  
  
  
CLERK OF THE COUNCIL
4. Disposition by Mayor-President:  
  
I hereby:  
  
A. Approve this ordinance, the 10~~th~~ day of NOVEMBER, 2023, at 3:15 o'clock p.m.  
  
B. Veto this ordinance, the \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_m., veto message is attached.  
  
C. Line item veto certain items this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_m., veto message is attached.  
  
  
MAYOR-PRESIDENT
5. Returned to Council Office with without veto message on November 13, 2023, at 3:48 o'clock p.m.
6. Reconsideration by Council (if vetoed):  
  
On \_\_\_\_\_, 2023, the Councils did/refused to adopt this ordinance after the Mayor-President's veto.
7. Returned to the Council Office without signature of Mayor-President (*unsigned*) on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_m.  
  
*If not signed or vetoed by the Mayor-President, and ten days have elapsed since this ordinance was presented to him for action, same has been automatically approved.*  
  
  
CLERK OF THE COUNCIL
8. Full publication of this ordinance was made in the Advertiser on November 10, 2023.