

Adjudication Status Summary

Donation to Open Doors Louisiana

JO-078-2023

Open Doors, Louisiana

Council Districts City, 5 – Glenn Lazard Parish, 5 – A.B. Rubin

Renovation Plan(s) See attached ordinance

Address	Assess. No.	Prop. Value	Date Adjudicated		Arrearages	
			City	Parish	City	Parish
1114 South Sterling St.	6067790	\$12,090	2018	2018	\$679.78	\$1,735.69
1116 South Sterling St.	6068329	\$5,620	2015	N/A	\$6,828.76	\$467.10
1120 South Sterling St.	6068330	\$86,290	2019	N/A	\$2,303.73	\$813.07
1204 South Sterling St.	6045124	\$5,620	2019	N/A	\$14,021.35	\$1,541.93

**ORDINANCE NO. JO-078-2023**

**A JOINT ORDINANCE OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY DONATION OF VARIOUS PROPERTIES TO OPEN DOORS LOUISIANA, A QUALIFIED 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 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 donee:

**Applicant: Open Doors Louisiana**

**Property #1**

**Assessment Number: 6061190**

**Physical Addresses: 1114 South Sterling Street, Lafayette, Louisiana, 70501**

**Legal Description:**

"That certain parcel of ground together with the building and all other improvements thereon and thereunto appertaining, situated in the City of Lafayette, Parish of Lafayette, State of Louisiana, known and designated as Lot 41 of SUNNYSIDE ADDITION, of said city, parish, and state; said lot 41 having a front of 25 feet on South Sterling Street by a depth between parallel lines of 125 feet and being bounded on the Northeast by South Sterling Street, on the Northwest by Lot 40, on the Southeast by Lot 42, and on the Southwest by Lot 82."

**Property #2**

**Assessment Number: 6068329**

**Physical Addresses: 1116 South Sterling Street, Lafayette, Louisiana, 70501**

**Legal Description:**

"That certain parcel of ground, together with all improvements thereon and thereunto belonging, situated in the SUNNYSIDE ADDITION in the City of Lafayette and Parish of Lafayette, Louisiana, and according to a plat of survey thereof duly filed in the recorder's office of said Parish is composed of two contiguous lots of ground, known and designated as LOTS 42 and 43; said parcel having such metes and bounds as shown on said plat, viz: 50 feet front on South Sterling Street, by a depth in parallel lines of 125 feet and being bounded northeasterly by South Sterling, southwesterly by Lots 80 and 81, southeasterly by Lot 44 and northwesterly by Lot 41."

**Property #3**

**Assessment Number: 6068330**

**Physical Addresses: 1120 South Sterling Street, Lafayette, Louisiana, 70501**

**Legal Description:**

"Those two (2) certain lots of ground, together with all improvements, being known and designated as LOTS FORTY-FOUR and FORTY-FIVE (44 & 45), SUNNYSIDE SUBDIVISION to the City of Lafayette, Louisiana, and according to the official plat of survey of said subdivision dated March 7, 1944, on file in the records of Lafayette Parish, Louisiana, said lots together having a frontage on South Sterling Street of Fifty (50) feet by a depth between parallel lines of 125 feet and together being bounded Northeasterly by South Sterling Street, Southeasterly by Sixteenth Street, Southwesterly by Lots 78 and 79 of said subdivision, and Northwesterly by Lot 43 of said subdivision."

**Property #4**

**Assessment Number: 6045124**

**Physical Addresses: 1204 South Sterling Street, Lafayette, Louisiana, 70501**

**Legal Description:**



“Those two certain lots of ground, together with all improvements thereon, situated in the SUNNYSIDE SUBDIVISION to the City of Lafayette, Louisiana, being known and designated as LOTS FORTY-EIGHT (48) AND FORTY-NINE (49) thereof; the said lots together having a frontage of fifty feet (50') along South Sterling Street by a depth in parallel lines of one hundred twenty-five feet (125'), and are together bounded NORTHEAST by South Sterling Street, SOUTHEAST by Lot 50/ SOUTHWEST by lots 74 and 75, and NORTHWEST by lot 47. Being the same property acquired by Sully Landry by act of credit sale recorded under original entry number 208669, records of the Clerk of Court in and for Lafayette Parish, Louisiana.”

**SECTION 3:** Following the Donee’s compliance with, as to each of the above-described properties:

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 Donee cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Donation to Donee 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 Donee 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(b) and 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(b) and 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 Donee is conditioned upon compliance with the dictates of this ordinance, including the following:

- 1) Donee 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) Donee 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, directly or indirectly, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;
- 3) Donee 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) Donee'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) Donee's maintenance of the Properties in a clean and sanitary condition;
- 6) Donee's use of the Properties for purposes consistent with Art. VII, Sec. 14(B) of the Louisiana Constitution; and
- 7) Donee's adherence to those property renovation plans attached hereto as Exhibits 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 Donee 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 City Council and the Lafayette Parish 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.

\* \* \* \* \*

Exhibit 1

Legal Description

Property No. 1

Assessment Number: 6061190

Physical Address: 1114 South Sterling Street, Lafayette, Louisiana, 70501

**Legal Description:**

“That certain parcel of ground together with the building and all other improvements thereon and thereunto appertaining, situated in the City of Lafayette, Parish of Lafayette, State of Louisiana, known and designated as Lot 41 of SUNNYSIDE ADDITION, of said city, parish, and state; said lot 41 having a front of 25 feet on South Sterling Street by a depth between parallel lines of 125 feet and being bounded on the Northeast by South Sterling Street, on the Northwest by Lot 40, on the Southeast by Lot 42, and on the Southwest by Lot 82.”

## 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.

**Exhibit 1**

**Legal Description**

**Property No. 2**

**Assessment Number: 6068329**

**Physical Address: 1116 South Sterling Street, Lafayette, Louisiana, 70501**

**Legal Description:**

“That certain parcel of ground, together with all improvements thereon and thereunto belonging, situated in the SUNNYSIDE ADDITION in the City of Lafayette and Parish of Lafayette, Louisiana, and according to a plat of survey thereof duly filed in the recorder’s office of said Parish is composed of two contiguous lots of ground, known and designated as LOTS 42 and 43; said parcel having such metes and bounds as shown on said plat, viz; 50 feet front on South Sterling Street, by a depth in parallel lines of 125 feet and being bounded northeasterly by South Sterling, southwesterly by Lots 80 and 81, southeasterly by Lot 44 and northwesterly by Lot 41.”



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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.

**Exhibit 1**

**Legal Description**

**Property No. 3**

**Assessment Number:** 6068330

**Physical Address:** 1120 South Sterling Street, Lafayette, Louisiana, 70501

**Legal Description:**

“Those two (2) certain lots of ground, together with all improvements, being known and designated as LOTS FORTY-FOUR and FORTY-FIVE (44 & 45), SUNNYSIDE SUBDIVISION to the City of Lafayette, Louisiana, and according to the official plat of survey of said subdivision dated March 7, 1944, on file in the records of Lafayette Parish, Louisiana, said lots together having a frontage on South Sterling Street of Fifty (50) feet by a depth between parallel lines of 125 feet and together being bounded Northeasterly by South Sterling Street, Southeasterly by Sixteenth Street, Southwesterly by Lots 78 and 79 of said subdivision, and Northwesterly by Lot 43 of said subdivision.”

### RENOVATION PLAN

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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.
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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.

Exhibit 1Legal DescriptionProperty No. 4

Assessment Number: 6045124

Physical Address: 1204 South Sterling Street, Lafayette, Louisiana, 70501

**Legal Description:**

“Those two certain lots of ground, together with all improvements thereon, situated in the SUNNYSIDE SUBDIVISION to the City of Lafayette, Louisiana, being known and designated as LOTS FORTY-EIGHT (48) AND FORTY-NINE (49) thereof; the said lots together having a frontage of fifty feet (50’) along South Sterling Street by a depth in parallel lines of one hundred twenty-five feet (125’), and are together bounded NORTHEAST by South Sterling Street, SOUTHEAST by Lot 50/ SOUTHWEST by lots 74 and 75, and NORTHWEST by lot 47. Being the same property acquired by Sully Landry by act of credit sale recorded under original entry number 208669, records of the Clerk of Court in and for Lafayette Parish, Louisiana.”

### RENOVATION PLAN

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

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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.



DISPOSITION OF ORDINANCE NO. JO-078-2023

1. This ordinance was introduced: November 7, 2023  
YEAS: Tabor, K. Naquin  
Carlson, Rubin  
NAYS: None  
ABSENT: Guilbeau  
ABSTAIN: None

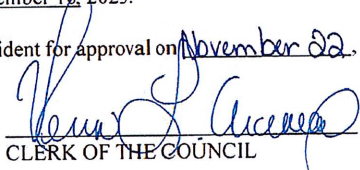
Final disposition by **Parish Council**:  
November 21, 2023  
YEAS: Tabor, K. Naquin,  
Carlson, Guilbeau, Rubin  
NAYS: None  
ABSENT: None  
ABSTAIN: None

This ordinance was introduced:  
YEAS: Lewis, A. Naquin,  
Hebert, Cook, Lazard  
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 November 10, 2023.

3. This ordinance was presented to the Mayor-President for approval on November 22, 2023, at 10:00 o'clock a.m.

  
CLERK OF THE COUNCIL

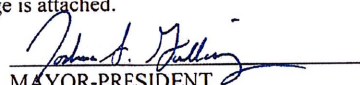
4. Disposition by Mayor-President:

I hereby:

A. Approve this ordinance, the 22<sup>nd</sup> day of NOVEMBER, 2023, at 11:30 o'clock a.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 27, 2023, at 3:25 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.*

ASST.   
CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on November 24, 2023.