

**JO-003-2021**

**405 Verdun – Sale to Adjoining Property Owner**

**Tabatha Bellard – Applicant**

**Adjudicated since     City, 1997 - \$9,650.41  
                                 Parish, 1995 – \$7,695.50**

**Property value – \$11,000**

**Council                 City Council District 5 – Glenn Lazard  
                                 Parish Council District 5 – Abraham Rubin**

---

**JO-004-2021**

**309 Madeline Ave. – Sale to Adjoining Property Owner**

**Joseph Mouton, Valerie Mouton – Applicant**

**Adjudicated since     City, 2011 - \$12,906.37  
                                 Parish, 2011 – \$1,562.20**

**Property value – \$5,600**

**Council                 City Council District 1 – Pat Lewis  
                                 Parish Council District 5 – Abraham Rubin**

---

**SUMMARY**

- **84 properties have been processed thru Council to this date**
- **With these two tonight, 86 will have been processed through Council**
  - **42 to adjoining property owners**
  - **25 by donation**
  - **16 by public bid**
  - **2 to LCG**
  - **53 by Arm’s Length Transfer**

**RESOLUTION NO. JR-003-2021**

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 405 VERDUN STREET TO AN ADJOINING LANDOWNER PURSUANT TO LA R.S. 47:2202(B) FOR THE PRICE OF THE SALE'S ANTICIPATED COSTS**

**BE IT RESOLVED** 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 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 La. R.S. 47:2201 *et seq.*, La. 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 elect at a public meeting of the Lafayette City Council and the Lafayette Parish Council to allow an adjoining landowner, who is determined to have maintained an adjudicated property for at least one (1) year, to purchase such adjudicated property for any price set by the Lafayette City Council and the Lafayette Parish Council; and

**WHEREAS**, the Lafayette City-Parish Consolidated Government Code of Ordinances in Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted jointly to the Councils for approval of a resolution authorizing its sale and adopting as its sale price the sale's anticipated costs; and

**WHEREAS**, the below-named Applicant for sale 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; and

**WHEREAS**, the Lafayette City-Parish Consolidated Government has determined conformance by the below-named Applicant with La. R.S. 47:2202(B) and with Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e).

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

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

**SECTION 2:** The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session convened, adopt pursuant to La. R.S. 47:2202(B), and Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e), Lafayette City-Parish Consolidated Government's anticipated costs in the amount of zero (\$0) dollars as the price for Non-Warranty Cash Sale of the below-described property (the "Property") to the below-named Applicant:

**Applicant:** Werk Space Holdings, LLC, Tabatha Bellard

**Assessment Number:** 6042430

**Property Address:** 405 Verdun Street, Lafayette, Louisiana 70501

**Legal Description:**

405 Verdun Street, Lafayette, Louisiana 70501

"That certain lot or parcel of ground, together with all improvements thereon, situated in the VEAZEY ADDITION to the City and Parish of Lafayette, Louisiana, and being known and designated as Lot 5, of Block 5, of said VEAZEY ADDITION, having a frontage of 50 feet on Verdun Street, by a depth between equal and parallel lines of 125 feet, all as is more fully shown and described on a plat of survey prepared by V. E. Smith, Registered Civil Engineer, recorded under Entry No. 61727 in the records of the Clerk of Court's office in and the Parish of Lafayette, Louisiana; being the same property acquired by vendors under Entry No. 673036 of the Conveyance Records of 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 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(b) 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 Cash Sale to Applicant 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 Applicant 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 in Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

**SECTION 5:** After compliance with the filing requirements set forth in Ch. 72-16(d) 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(d) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

**SECTION 6:** Sale of the Property to Applicant is conditioned upon compliance with the dictates of this resolution, 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, nor acting for, directly or indirectly, any of the aforementioned, 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 sale;

4) Applicant's 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;

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

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

**SECTION 7:** Should any suspensive condition prohibited by this resolution come to pass, or any resolatory condition required by this resolution cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale to Applicant.

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

This resolution having been submitted to a vote, the vote on behalf of the Lafayette City Council thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

This resolution having been submitted to a vote, the vote on behalf of the Lafayette Parish Council thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

AND the resolution was declared adopted on this, the 19<sup>th</sup> day of January, 2021.

---

VERONICA L. WILLIAMS  
LAFAYETTE CLERK OF THE COUNCIL

**Exhibit B**  
**Renovation Plan**

Expansion of applicant's business at 102 Carmel Avenue.

**APPLICANT INFORMATION**

Applicant Name Tabatha Bellard Phone (337) 412-1607 (832) 877-9223  
 Work Space Holdings, LLC Email [tabatha@myworkspace.com](mailto:tabatha@myworkspace.com)  
 Applicant Address 409 Verdun Street 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 405 Verdun Street Assessment No. 6042430  
 Neighborhood Old Additions Subdivision Veazey Area  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin  
 Adjudication Status City Parish  
 Date Adjudicated 1997 1995  
 Amount of Taxes Owed \$9,650.41 \$7,695.50  
 Disposition Process Sale - Adjoining Legislative Process Sale/ALT to Adjoining Property Owner  
\*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con  
 Minimum Bid Value \$11,000 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 "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  
 Intended Use Extend Property  
 Description of Intended Use  
 Expansion of applicant's business at 102 Carmel Avenue.

**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 attesting to maintenance has been provided.  Yes  No  N/A

Conditions not satisfied

- 1
- 2
- 3