

JR-007-2021

1600 Twelfth – Sale to Adjoining Property Owner

Frederick Oveal – Applicant

**Adjudicated since City, 1987 - \$41,580.24
 Parish, 1987 – \$4,420.33**

Property value – \$11,360.00

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

JR-008-2021

615 Lafayette Street – Sale to Adjoining Property Owner

James Troyanowski – Applicant

**Adjudicated since City, 2017 - \$4,937.01
 Parish, 2017 – \$1,873.38**

Property value – \$14,800.00

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

JR-009-2021

2210 Moss Street – Sale to Adjoining Property Owner

Keylon Bruno – Applicant

**Adjudicated since City, 2011 - \$1,293.69
 Parish, 2011 – \$4,701.57**

Property value – \$10,200.00

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

RESOLUTION NO. JR-008-2021

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 615 LAFAYETTE 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 Lafayette Parish, 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 to the Joint Council 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: James Troyanowski

Assessment Number: 6028477

Property Address: 615 Lafayette Street, Lafayette, Louisiana 70501

Legal Description:

615 Lafayette Street, Lafayette, Louisiana 70501

"LOT NO. 1:

- (a) 15.33 arpents, more or less, situated in Lafayette Parish in Section 63, Township 9 South, Range 4 East, and being bounded on the Northwest by the Eraste Landry road, on the Southwest by Bertrand Drive, on the Northeast by property of Ludovic Billeaud or assigns and on the Southeast by a tract of land hereinafter described as part of Lot 2 of this partition.

The above tract of land is described as Tract 1 on plat of survey of A. R. Yandle, C. E., dated January 30, 1956, which is attached hereto and made part hereof.

- (b) That certain lot of ground together with all improvements, situated in the Mills Addition to the City of Lafayette, Louisiana, and being the South Half of Lot No. 190 of said addition; said parcel having a front on Lafayette Street of 50 feet by a depth in parallel lines of 140 feet and is bounded North by North half of said Lot 190, South by Lot 187, East by Lot 189 and West by Lafayette Street, and acquired by Ella Montgomery Doucet by Act No. 127883."

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 ____ day of _____, 2021.

VERONICA L. WILLIAMS
LAFAYETTE CLERK OF THE COUNCIL

Exhibit B
Renovation Plan

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

1. After acquisition of the property, LCG will inspect the existing house and the applicant will have six (6) months (*upon provision of a final report by LCG staff*) to comply with the infractions stipulated in the inspection report.
2. 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 Development and Planning Department before any permit is issued.
3. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
4. 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 2021-006

APPLICANT INFORMATION

Applicant Name James Troyanowski Phone (337) 501-0715 (337) 366-2558
 Email lafayettegranite@yahoo.com

Applicant Address 619 Lafayette 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 615 Lafayette Street Assessment No. 6028477
 Neighborhood Mills Addition Subdivision Mills Addition
 City District 1 Pat Lewis Parish District 5 Abraham Rubin
 Adjudication Status City Parish
 Date Adjudicated 2017 2017
 Amount of Taxes Owed \$4,937.01 \$1,873.38

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 \$14,800 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(d)

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
 Flood Zone X
 Will Require Mitigation Yes No N/A

Intended Use Extend Property
 Description of Intended Use
 Applicant will restore existing residential structure for rental purposes. Will require rezoning. See renovation plan for more specific construction and inspection obligations

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