

**JR-016-2021 – Various Properties**

***NOTE: Resolution authorizes a sale by public bid of the below-listed properties. Market values and initial minimum bid prices of 75% of market values are listed. In the chance no bids on a particular property are received, second public sale will be offered with the price of the lot(s) lowered to 33% of the market value.***

***Sale date is July 19<sup>th</sup>, 2021 thru July 23<sup>rd</sup>, 2021.***

**Northside Capital Group – Applicant**

**Bidders should be aware of the zoning designation of each of the available properties, as shown in the table below.**

**District – City, Glenn Lazard - 5 Parish, AB Rubin – 5**

Address	Date Adjudicated		Arrearages		Zoning
	City	Parish	City	Parish	
100 Blk. Of Noah St.	2018	2018	\$1,293.46	\$3,087.59	Residential Single – 1
200 Jefferson Blvd.	1995	1988	\$7,712.01	\$11,892.98	Industrial Light
210 E. Second Street	2017	2017	\$9,985.86	\$3,034.54	Industrial Light
214 Carmel Avenue	2012	2012	\$13,692.72	\$2,135.68	Commercial Heavy
404 Guidry Street	2018	2018	\$1,024.97	\$1,829.71	Residential Single - 1

RESOLUTION NO. JR-016-2021

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY CASH SALE OF THE VARIOUS ADJUDICATED PROPERTIES LISTED HEREIN BY PUBLIC BID PURSUANT TO LA R.S. 47:2201 ET SEQ.**

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

**WHEREAS**, the Lafayette City-Parish Council adopted Ordinance 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 O-488-2002, 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, an eligible person may be desirous of initiating the Non-Warranty Cash Sale by Public Bid of the various adjudicated properties listed herein and wherein the Lafayette City-Parish Consolidated Government may elect at a joint public meeting of the Lafayette City Council and the Lafayette Parish Council to facilitate the Non-Warranty Cash Sale by Public Bid of such adjudicated properties; and

**WHEREAS**, the Code of Ordinances at Ch. 72-30(g) permits that Non-Warranty Cash Sale by Public Bid of an adjudicated property be submitted to the Councils for joint approval of a Resolution authorizing its sale; and

**WHEREAS**, the below-named Applicant for sale of the below-described properties having submitted the necessary verifying information for compliance with Louisiana statutes and the Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government having determined conformance by the below-named Applicant with La. R.S. 47:2204 and with Code of Ordinances Ch. 72-30(g), and having pursuant to Code of Ordinances Sec. 72-30(f) adopted as the minimum bid price for the identified properties listed herein seventy-five percent (75%) of its fair market value, as that term is defined by La. R.S. 47:2321, as derived from the property's most current assessment in the Tax Assessor's files.

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 jointly convened, pursuant to Code of Ordinances Sec. 72-30(e), approve the Non-Warranty Cash Sale by Public Bid of the below-described properties (the "Properties") initiated by the below-named Applicant:

**Applicant: Crandell LeBlanc – Northside Capital Group, LLC**

**Property #1**

**Assessment Number: 6062400**

**Property Address: The 100 Block of Noah Street, Lafayette, Louisiana, 70501**

**Legal Description:**

The 100 Block of Noah Street, Lafayette, LA 70501

"That certain lot or parcel of ground, together with all improvements thereon and thereunto belonging, being known and designated as Lot No. Five (5) of Block 2 of MOORE SUBDIVISION, having frontage of 50 feet on Noah Street, by depth along its northern boundary of 123.2 feet, and depth along its southern boundary of 123.4 feet, and being bounded northerly by said Lot 6 of said Block 2; southerly by Lot 4 of said Block 2 of MOORE SUBDIVISION, westerly by Noah Street, and easterly by Lafayette Heights Subdivision, all as more fully shown by plat of survey attached to Act of Dedication recorded under Entry No. 398130, records of Clerk of Court, Lafayette Parish, Louisiana;

That certain lot or parcel of ground, together with all improvements thereon and thereunto belonging, being known and designated as Lot No. 6 of Block 2 of MOORE SUBDIVISION, having frontage of 50 feet on Noah Street, by depth along its northern boundary of 123.14 feet, more or less, with depth along its southern boundary of 123.2 feet, and being bounded northerly by said Lot 7 of Block 2; southerly by Lot 5 of said Block No. 2 of said MOORE SUBDIVISION, westerly by Noah St., and easterly by Lafayette Heights Subdivision, all as more fully shown by plat of survey attached to Act of Dedication recorded under Entry No. 398130, of records of Clerk of Court, Lafayette Parish, Louisiana;

That certain lot or parcel of ground, together with all improvements thereon and thereunto belonging, being known and designated as Lot No. 7 of Block No. 2 of MOORE SUBDIVISION, said lot having frontage of 14.3 feet on Noah Street, by depth of 123.14 feet, more or less, with a rear or easterly line of 14.3 feet, and being bounded northerly by Lot 8 of Block No. 2, southerly by Lot No. 6 of Block No. 2 of MOORE SUBDIVISION, easterly by Lafayette Heights Subdivision, and westerly by Noah Street,

all as more fully shown by plat of survey attached to Act of Dedication recorded under Entry No. 398130, records of Clerk of Court, Lafayette Parish, Louisiana;

That certain lot of parcel of ground, together with all improvements thereon and thereunto belonging, situated in the Parish of Lafayette, Louisiana, being known and designated as Lot No. 8 of Block No. 2. of MOORE SUBDIVISION, said property having frontage of sixty (50) feet on NOAH STREET, by depth ON its northern line of 122.5 feet, and a depth along its southern line of 123.14 feet, said property being bounded northerly by said Lot No. 9 of Block No. 2; southerly by Lot No. 7 of Block No. 2 of said MOORE SUBDIVISION, westerly by NOAH STREET, and easterly by Lafayette Heights Subdivision, all as more fully shown by plat of Survey attached to Act of Dedication, recorded under Entry No. 398130, of records of Clerk of Court, Lafayette Parish, Louisiana;

That certain lot of parcel of ground, together with all improvements thereon situated in Parish of Lafayette, Louisiana, being known and designated as Lot No. Nine (9) of Block No. 2 of MOORE SUBDIVISION, said property having frontage of 50 feet on Noah Street, by depth along its northern boundary of 121.8 feet, and depth along its southern boundary of 122.5 feet, and said property being bounded northerly by Lot No. 10 of said Block No. 2 of said Moore Subdivision, easterly by Lafayette Heights Subdivision, and westerly by said Noah Street, all as more fully shown by Plat of survey attached to Act of Dedication recorded under Entry No. 398130, records of Clerk of Court, Lafayette Parish, Louisiana.”

**Property #2**

**Assessment Number: 6052798**

**Property Address: 200 Jefferson Boulevard, Lafayette, Louisiana, 70501**

**Legal Description:**

200 Jefferson Boulevard, Lafayette, LA 70501

“Those two (2) certain lots of ground, with all improvements thereon and thereunto belonging, known and designated as Lots Nos. One (1) and Two (2) of Block Twenty-five (25) of the McComb Addition in the City of Lafayette, Louisiana; said lots being bounded northerly by Lincoln Avenue, southerly by an alley, easterly by Lot Three (3) of said Block and westerly by Chestnut Street.”

**Property #3**

**Assessment Number: 6064299**

**Property Address: 210 East Second Street, Lafayette, Louisiana, 70501**

**Legal Description:**

210 East Second Street, Lafayette, LA 70501

“A one-half (  $\frac{1}{2}$  ) naked ownership interest of an undivided interest in a certain lot and improvements thereon, a portion of her share of the community property between vendor and her deceased husband, said lot and improvements located in the City of Lafayette, at 210 East Second Street, McComb Addition, designated as Lots 15 and 16 of Block 14, each having a width of twenty-five (25) feet and a length of one hundred twenty-five (125) feet, bounded on the North by Second Street, on the South by an alley, on the West by Lot 17, and on the East by Lot 14, being the same property acquired by vendor and her deceased husband from the Home Building and Loan Association, by Act of Sale date February 26, 1947, located in Conveyance Book D-17, Page 555, Act No. 199013, of the records of Lafayette Parish, Louisiana.”

**Property #4**

**Assessment Number: 6063617**

**Property Address: 214 Carmel Drive, Lafayette, Louisiana, 70501**

**Legal Description:**

214 Carmel Drive, Lafayette, LA 70501

“Those two (2) certain lots of ground situated in the Veazey Addition to the city of Lafayette and being Lots Numbers Three and Four (3 & 4) of Block Four (4) of said Addition measuring fifty (50) feet each on a gravel road leading from Lafayette to Breaux Bridge by a depth in parallel lines of ONE HUNDRED THIRTY TWO & 5/10 (132.5) Feet; bounded North by gravel road leading from Lafayette to Breaux Bridge; South by Lots Seven & Eight ( 7 & 8 ); East by Lot Two (2) and West by Lot Five (5) of said Block Four of Said Addition; and being the property acquired by present vendors from the Succession of their deceased father and mother, Albert E. Broussard and Mrs. Louise Dachy Broussard, probated in the parish of St. Martin Louisiana, a certified cop of judgment of adjudication rendered from said parish being recorded under Act No. 113256 of the Clerk of Court’s Office of the Parish of Lafayette, Louisiana.”

**Property #5**

**Assessment Number: 6069876**

**Property Address: 404 Guidry Street, Lafayette, Louisiana, 70501**

**Legal Description:**

404 Guidry Street, Lafayette, LA 70501

“That certain lot of ground, together with all improvements thereon, situated in Terrace Acres Subdivision in the Parish of Lafayette, Louisiana, and according to a plat of survey of said subdivision by A. R. Yandle, C. E. dated July 5, 1948, and filed of record with the Clerk of Court of Lafayette Parish, Louisiana, is known and designated as Lot No. Three (3) thereof; said lot has a frontage of 45.5 feet on Guidry Street by a depth between parallel lines of one hundred (100) feet and being bounded Southeasterly by Lot No. Four (4); Northwesterly by Lot No. Two (2), Southwesterly by Lot No. Twenty-Eight (28), all of said subdivision, and Northeasterly by Guidry Street.”

**SECTION 3:** Following completion by Lafayette City-Parish Consolidated Government of the bidding process preceding sale, and thereafter the acquiring person’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 Code of Ordinances; and
- c) the filing requirement imposed by Ch. 72-16(b) of the Code of Ordinances;

the Administrator (as defined in Sec. 72-12) shall upon request of the acquiring person cause to be authenticated by the Mayor-President that Non-Warranty Cash Sale 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 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 the acquiring person 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 at Ch. 72-16(d) of the Code of Ordinances.

**SECTION 5:** After compliance with the filing requirements set forth at 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 is conditioned upon compliance with the dictates of this Resolution, including the following:

1) The acquiring person 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) The acquiring person 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 City Council and the Lafayette Parish Council;

3) The acquiring person shall permit re-entry and inspection of the Property, at reasonable times and upon reasonable notice, by the Administrator or other agents of Lafayette City-Parish Consolidated Government, in order to verify compliance with any conditions imposed on the sale;

4) Compliance with the notice and filing requirements imposed by this Resolution, the Louisiana Revised Statutes or by the Code of Ordinances; and,

5) 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 resolutive condition required by this Resolution cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale.

**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 City Council thereon was as follows:

YEAS: Lewis, A. Naquin, Hebert, Cook, Lazard

NAYS: None

ABSENT: None

ABSTAIN: None

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

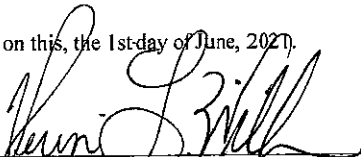
YEAS: K. Naquin, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: Tabor

ABSTAIN: None

AND the Resolution was declared adopted on this, the 1st day of June, 2021.



VERONICA L. WILLIAMS  
LAFAYETTE CLERK OF THE COUNCIL

CASE NO. APD 2021-011

APPLICANT INFORMATION

Applicant Name Northside Capital Group Phone (678) 570-7833  
 Irving Walker, II Crandell Leblanc Email [northsidecapitalgroup@gmail.com](mailto:northsidecapitalgroup@gmail.com)  
 Applicant Address 170 Radcliffe Drive Applicant Municipality Lafayette  
 Applicant Lives in Neighborhood  Yes  No  N/A  
 Applicant Services Neighborhood(s)  Yes  No  N/A  
 If yes, in what capacity? CDO Capacity

ADJUDICATED PROPERTY INFORMATION

Property Address 100 Blk of Noah Street Assessment No. 6062400  
 Neighborhood Old Addition Subdivision Champagne Villa  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin  
 Adjudication Status City Parish  
 Date Adjudicated 2018 2018  
 Amount of Taxes Owed \$1,293.46 \$3,087.59

Disposition Process Sale - Public Bid Legislative Process Other

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

Minimum Bid Value \$61,400.00 1st Public Sale \$46,050.00 2nd Public Sale \$20,262.00

\*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 "RS-1" Residential Single-Family  
 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

Applicant will construct new, affordable rental housing. Applicant will comply with all LCG zoning and codes requirements, as well as agree to periodic inspections by LCG to ensure code compliance.

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



CASE NO. APD 2021-012

APPLICANT INFORMATION

Applicant Name Northside Capital Group Phone (678) 570-7833  
 Irving Walker, II Crandell Leblanc Email [northsidecapitalgroup@gmail.com](mailto:northsidecapitalgroup@gmail.com)  
 Applicant Address 170 Radcliffe Drive Applicant Municipality Lafayette  
 Applicant Lives in Neighborhood  Yes  No  N/A  
 Applicant Services Neighborhood(s)  Yes  No  N/A  
 If yes, in what capacity? CDO Capacity

ADJUDICATED PROPERTY INFORMATION

Property Address 200 Jefferson Blvd. Assessment No. 6052798  
 Neighborhood Subdivision Louisiana Ave. Townhouses  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin  
 Adjudication Status City Parish  
 Date Adjudicated 1995 1988  
 Amount of Taxes Owed \$7,712.01 \$11,892.98

Disposition Process Sale - Public Bid Legislative Process Other

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

Minimum Bid Value \$21,870.00 1st Public Sale \$16,402.50 2nd Public Sale \$7,217.10

\*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 "IL" Industrial Light  
 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

Note that this lot is zoned Industrial Light. Applicant will provide new construction which complies with all LCG zoning and codes requirements.

Administrator Notes

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

Conditions not satisfied

- 1
- 2
- 3

CASE NO. APD 2021-013

APPLICANT INFORMATION

Applicant Name Northside Capital Group Phone (678) 570-7833  
 Irving Walker, II Crandell Leblanc Email [northsidecapitalgroup@gmail.com](mailto:northsidecapitalgroup@gmail.com)  
 Applicant Address 170 Radcliffe Drive Applicant Municipality Lafayette  
 Applicant Lives in Neighborhood  Yes  No  N/A  
 Applicant Services Neighborhood(s)  Yes  No  N/A  
 If yes, in what capacity? CDO Capacity

ADJUDICATED PROPERTY INFORMATION

Property Address E. 210 Second Street Assessment No. 6064299  
 Neighborhood Old Addition Subdivision McComb Addition  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin  
 Adjudication Status City Parish  
 Date Adjudicated 2017 2017  
 Amount of Taxes Owed \$9,985.86 \$3,034.54

Disposition Process Sale - Public Bid Legislative Process Other

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

Minimum Bid Value \$15,620.00 1st Public Sale \$11,715.00 2nd Public Sale \$5,154.60

\*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 "IL" Industrial Light  
 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

Note that this lot is zoned Industrial Light. Applicant will provide new construction which complies with all LCG zoning and codes requirements.

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

CASE NO. APD 2021-014

APPLICANT INFORMATION

Applicant Name Northside Capital Group Phone (678) 570-7833  
 Irving Walker, II Crandell Leblanc Email [northsidecapitalgroup@gmail.com](mailto:northsidecapitalgroup@gmail.com)  
 Applicant Address 170 Radcliffe Drive Applicant Municipality Lafayette  
 Applicant Lives in Neighborhood  Yes  No  N/A  
 Applicant Services Neighborhood(s)  Yes  No  N/A  
 If yes, in what capacity? CDO Capacity

ADJUDICATED PROPERTY INFORMATION

Property Address 214 Carmel Drive Assessment No. 6063617  
 Neighborhood Old Addition Subdivision Veazey Addition  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin  
 Adjudication Status City Parish  
 Date Adjudicated 2012 2012  
 Amount of Taxes Owed \$13,692.72 \$2,135.68

Disposition Process Sale - Public Bid Legislative Process Other

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

Minimum Bid Value \$13,240.00 1st Public Sale \$9,930.00 2nd Public Sale \$4,369.20

\*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 Extend Property

Description of Intended Use

Note that this lot is zoned Commercial Heavy. Applicant will provide new construction which complies with all LCG zoning and codes requirements.

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

CASE NO. APD 2021-015

APPLICANT INFORMATION

Applicant Name Northside Capital Group Phone (678) 570-7833  
 Irving Walker, II Crandell Leblanc Email northsidecapitalgroup@gmail.com  
 Applicant Address 170 Radcliffe Drive Applicant Municipality Lafayette  
 Applicant Lives in Neighborhood  Yes  No  N/A  
 Applicant Services Neighborhood(s)  Yes  No  N/A  
 If yes, in what capacity? CDO Capacity

ADJUDICATED PROPERTY INFORMATION

Property Address 404 Guidry Street Assessment No. 6069876  
 Neighborhood Old Addition Subdivision Terrace Acres  
 City District 5 Glenn Lazard Parish District 5 Abraham Rubin  
 Adjudication Status City Parish  
 Date Adjudicated 2018 2018  
 Amount of Taxes Owed \$1,024.97 \$1,829.71

Disposition Process Sale - Public Bid Legislative Process Other

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

Minimum Bid Value \$20,200.00 1st Public Sale \$15,150.00 2nd Public Sale \$6,666.00

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

Property Condition Calls for Service 0  
 House - Rehab Law Enforcement 0  
 Maintained Environmental 0  
 Improved Housing 0

RENOVATION PLAN \*See Attached

Zoning Designation "RS-1" Residential Single-Family  
 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 Construct New Housing

Description of Intended Use

Applicant will construct new, affordable rental housing. Applicant will comply with all LCG zoning and codes requirements, as well as agree to periodic inspections by LCG to ensure code compliance.

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